

PARADISE PALMS PROPERTY OWNERS ASSOCIATION, INC

SPECIAL PPPOA MEETING

Meeting Minutes

October 15, 2019

Opening:

The Special meeting of the PARADISE PALMS PROPERTY OWNERS ASSOCIATION, INC. was called to order 7:05 pm on October 15, 2019 at Glen Minnis home.

Present:

| | | | |
|--------------------|-----------------|---------------|----------------|
| Carol Ann Lombardo | Tony Lombardo | John Watts | Joe Grady |
| Lauri Grady | Marisa Fishlock | Alex Broschuk | Nadia Vladly |
| Karen Wells | Lisa Burt | Joe Burt | Margaret Gray |
| Branden Hensley | Paul Wieczoreic | Glen Minnis | Anita Minnis |
| Robert Wilson | Lisa Boros | Mitch Adler | Adriana Moreno |
| Kristen Chaney | Jerrold H Bamel | | |

Total: 22

Absent with vote:

| | | | |
|---------------|-------------|---------------|---------------|
| Margie Sarcia | Lynda Bush | Isabel Santos | Diego Bonilla |
| Paolo Autore | Frank Boros | | |

Total (6)

We have a quorum.

Agenda: The agenda was read. The two (2) items on the agenda are:

- **Amendment to Article 6 of the By Laws**
- **Entryway Signage project**

President Mitch Adler explained the reason for amending Article 6 of the By-laws. The purpose of the amendment is to provide for prompt and efficient notice to all members of a special meeting called by the President for emergency and special circumstances.

In addition, there was a presentation regarding the Entryway Signage project including:

- History of past efforts to continue wall on Military Trail;
- Entryway Signage Project Summary
- Special funds Account
- Project Cost

PARADISE PALMS PROPERTY OWNERS ASSOCIATION, INC

- PP Entryway Signage Project donation campaign
- Benefits of the enhancing the face of our community

Open Discussion:

Many opinions and viewpoints were raised and considered.

A few residents brought up their concerns about keeping our community with a low profile and maintaining some sort of “anonymity”. They do not see the value of spending money in adding the entryways.

Another resident was concerned about making a financial decision and using funds with such a low attendance of residents to the meeting. It was explained that low attendance to Annual and Special meetings has been historically (and sadly) a recurrent issue despite the efforts made by the board and volunteers to communicate these meetings in advance.

It was also suggested that instead of using this money for this project we should create an emergency fund account to take care of other operating or maintenance issues. A resident expressed concern that there would be an assessment to pay for the costs of the signs. Some residents also expressed some confusion about the special funds account and the operating account. Mitch explained that there was no assessment to pay for the signs and he explained the difference between the accounts as follows:

PP SPECIAL FUNDS ACCOUNT: This account was created years ago and the monies are from donations generously given by residents supporting special projects, from fundraising campaigns and activities led and done by the different executives boards members and residents volunteers throughout the years. This money can only be used/invested in a Special Project approved by the association and CANNOT be used for operating expenses.

PP OPERATING ACCOUNT: The voluntary annual dues of \$ 125.00 per home paid by the residents are exclusively designated to our operating account to pay the following:

- Basic maintenance of PP property along Military Trail(lawn & tree cutting, trimming, fertilizing and insect and disease control)
- Utility bills (water/sewer/electricity)
- Maintenance and repairs of our sprinkler system
- Printing and distribution of our Newsletters, luminaries.
- Holiday lights/decorations
- Support committees like Home of the Month (new sign), Street and Safety (speeding signs) and community improvement campaigns (pet waste dispensers) to make our neighborhood a better place to live.

Mitch made clear to the residents attending this meeting that the monies to be invested in this Entryway Signage Project are coming from our SPECIAL FUNDS ACCOUNT or donations and not from our operating account.

PARADISE PALMS PROPERTY OWNERS ASSOCIATION, INC

The scope of the Entryway Signage Project was discussed, and it was clarified that the project would only include signs on N. Conference Drive and Military Trail and no other corners were under consideration. In addition, the consensus was to include a cap on the length of time for the construction.

Many Residents still don't pay their voluntary dues, nevertheless, PP Executive Board will continue investing efforts in collecting the dues to maintain and improve the grounds of Paradise Palms. The more dues we collect the more community improvement projects and activities we will be able to support.

Voting:

Amendment to Article 6 of the By Laws

Vote to approve: Article 6, section 2 is to be stricken, and replaced with the following:

Section 2. Special meetings of the Members may be called by the President in emergency and for special circumstances, as determined by the President. A Special Meeting shall be called by the President on the written request of thirty or more members. Notice of a Special Meeting shall be provided by email to those Members that have provided an email contact address to the Association and by placards posted in the neighborhood.

22 in Favor

3 oppose

Entryway Signage project- the sign proposal was voted upon and passed, subject to the following revisions: it will be a single project for N. Conference signs only, and not a "phase" project to include additional signs. Project must be completed with one (1) year from the date physical construction begins.

The Proposal that was passed is as follows:

ENTRYWAY SIGNAGE PROJECT

- 1) Authorizing the Executive Board to negotiate and undertake to contract, order, purchase and install Paradise Palms Entryway Signage on the North and South entrance to Paradise Palms at N. Conference Drive. The total project cost to be in an amount not to exceed \$25,000, to be paid from Special Project Funds and donations;
- 2) Authorizing the Executive Board to take any and all actions necessary to implement, develop and carry through the Entryway Signage Project;
- 3) Authorizing the Executive Board to take any and all actions to solicit and obtain community donations for the Entryway Signage Project;

PARADISE PALMS PROPERTY OWNERS ASSOCIATION, INC

- 4) Authorizing the Executive Board to implement and complete the Entryway Signage Project within a year after breaking ground.

24 in favor

4 Oppose

Adjournment: Meeting adjourned at 9:15 pm.