

**ROYAL PALM RANCH HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING – OPEN SESSION MINUTES**  
**NOVEMBER 6, 2017**

1

**MEMBERS PRESENT**

Tambra Williams – President  
Donna Oates – Vice President  
Paul Quiray – Treasurer

**MEMBERS ABSENT**

Antoinette Burnett – Member at Large

**ALSO PRESENT**

Dan Saldana  
Homeowners

Haven Management LLC  
Per sign in sheet

**I. CALL TO ORDER**

1. Tambra Williams, Board President, called the open session meeting of the Royal Palm Ranch Homeowners Association to order at 6:00 p.m.

**II. HOMEOWNER FORUM**

1. The floor was open to homeowners at this time.

**III. APPROVAL OF MINUTES**

1. A motion was made by Tambra Williams and seconded by Paul Quiray to approve the minutes of October 2, 2017 as submitted. The motion passed 3-0-0.

**IV. LIEN ACCOUNTS**

1. There are no accounts to lien at this time.

**V. FINANCIAL**

1. **September 30, 2017** – A motion was made by Tambra Williams and seconded by Paul Quiray to approve the September 30, 2017 financials as submitted. The motion passed 3-0-0.
  - A. An emergency motion was made by Tambra Williams and seconded by Paul Quiray to fund the operating account \$6,000.00 from the reserve account to cover operating expenses. The motion passed 3-0-0.
2. **2017-2018 Reserve Study** – The board reviewed the updated reserve study and no action was required.

**VI. OLD BUSINESS**

1. **Vortex Plumbing Water Shut Off Valves Replacement Proposal** – The board reviewed and no action is being taken at this time.

**VII. NEW BUSINESS**

1. **Work Order Track Report** – The board reviewed and no action was required.
2. **Insight Technologies New Cameras Proposal** – A motion was made by Tambra Williams and seconded by Paul Quiray to deny the proposal to install two (2) cameras by the mailboxes for the amount of \$2,239.38. The motion passed 3-0-0.
3. **South Drainage System by Playground** – A motion was made by Donna Oates and seconded by Tambra Williams to obtain a proposal from A-1 Electric to install lighting over the drainage area. The motion passed 3-0-0.
4. **Concrete Water Gutters Review** – The board reviewed and no action was required.

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**VIII. CORRESPONDENCE**

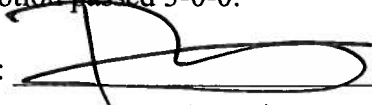
1. There was no correspondence to review at this time.

**IX. EXECUTIVE SESSIONS:** Matters discussed in Executive Session: owner compliance issues, copy of attorney letter to owner and delinquent accounts.

**X. ADJOURNMENT**

A motion was made by Tandra Williams and seconded by Paul Quiray to adjourn the meeting at 6:45 p.m. The motion passed 3-0-0.

ATTESTED TO: \_\_\_\_\_



DATE: \_\_\_\_\_

1 / 8 / 18

Respectfully submitted by Haven Management LLC.