

ROYAL PALM RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – OPEN SESSION MINUTES
APRIL 5, 2018

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MEMBERS PRESENT

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

MEMBERS ABSENT

Haven Management LLC
Per sign in sheet

ALSO PRESENT

Dan Saldana
Homeowners

I. CALL TO ORDER

1. Tambra Williams, Board President, called the open session meeting of the Royal Palm Ranch Homeowners Association to order at 6:05p.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 February 5, 2018 as submitted. The motion passed 3-0-0.

IV. LIEN ACCOUNTS

1. A motion was made by Tambra Williams and seconded by Paul Quiray to proceed with filing a lien on the following property in accordance with the association's collection policy:

Lot 2/ Tract 12379
The motion passed 3-0-0

V. FINANCIAL

1. A motion was made by Tambra Williams and seconded by Paul Quiray to approve the financial Statements of January 31, 2018 and February 28th of 2018 as submitted. The motion passed 3-0-0.

VI. OLD BUSINESS

1. There is no old business to review at this time.

VII. NEW BUSINESS

1. **Work Order Track Report** – The board reviewed and no action was required.
2. **Board Member Appointment** – A motion was made by Tambra Williams and seconded by Donna Oates to appoint Sam Contreras to the Board of Directors to serve out the vacant position of member at large until the next scheduled annual election. The motion passed 3-0-0.
3. **Elite Pest Management, Inc individual service option** – A motion was made by Donna Oates and seconded by Tambra Williams to mail out to the membership an option for

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contracting directly with Elite Pest Management for individual home service. The motion passed 3-0-0.

4. **Possible Community Yard Sale** After review and discussion and with consideration given to traffic concerns and on-site parking, a motion was made by Tambra Williams and seconded by Donna Oates not to hold a community wide yard sale. The motion passed 3-0-0.

VIII. CORRESPONDENCE

IX.

1. Hand carried request for damage gate reimbursement. After review and discussion and with consideration given the time of the incident and the submittal for reimbursement, a motion was made by Tambra Williams and seconded by Donna Oates that in line with the association's adopted policy, claim payment was denied and owner advised to place claim with their insurance carrier who can then subrogate with the association's insurance if the claim is warranted. The motion passed 3-0-0.

- X. **EXECUTIVE SESSIONS**: Matters discussed in Executive Session: owner compliance issues, delinquent accounts and review patrol options.

XI. ADJOURNMENT

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

ATTESTED TO: _____

DATE: _____

Respectfully submitted by Haven Management LLC.