

**RANCH COLONY PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 12, 2012 / 5:00 PM
Held at: 1201 SE Ranch Road, Jupiter FL 33478
Jupiter, FL 33478**

Call to Order

Meeting of the Ranch Colony Property Owners Association Board of Directors meeting called to order at 5:10 by John Klein, Vice President.

Determine Quorum

Meeting was publicly noticed in accordance with Statute 720 and the proper quorum to hold the meeting was established.

Directors in attendance:

Tom Holt, President – By Speaker Phone
John Klein, Vice President
Ted Weise, Treasurer
Susan Hays, Secretary
Catherine Phal, Director

Directors absent:

Jim Banford, Director
Byron Russell, Director

Also present was Dee Dee Barry, Community Association Manager of MMI of the Palm Beaches, Inc.

Residents to Address the Board

Catherine Vornholt was in attendance but did not address the Board.

Minutes

Review and approval of the meeting minutes of January 12, 2012. Ted Weise made a motion to approve the minutes, Susan Hays seconded, all were in favor, none opposed, motion carried.

Treasurers Report

Ted Weise made a motion to approve the November 2011 Financial report as is; John Klein seconded the motion, all in favor no one apposed. Motion passes.

Ted Weise made a motion to approve the December 31, 2011 End of year financials with corrections and reallocation of reserves and structure presented and attached. John Klein seconded the motion, all in favor no one apposed. Motion passes.

6. Committee Report

Catherine Phal reported that 3124 SE Ranch Acres Road had installed a black chain link fence with out approval and Management has sent a letter in which we have had a response, however the drawings were never presented and have been requested again. Management is

in communication with the construction supervisor; the documentation has not been submitted to date.

Four Party Maintenance Association/Management report

Ted Weise reported that the entry way lighting project will be starting soon. The Generator vendor has been unresponsive and Management has been given the go ahead to seek out other vendors.

There were several proposals for the upgrading of the gatehouse access system including the possibility of an exit camera, a camera in the resident's entrance lane and double resident's access gates and the board has requested that a Security Consultant be brought in before a choice is made.

Old Business

The review of the "Bullet Point" memo provided by Robert Burr, ESQ was greatly accepted. Open discussion continued as to when, how and where the board would be able to interact with the homeowners to answer questions. The community picnic seemed to be the best venue.

The board will be deciding on the meeting date and where the "Special Members" meeting will take place.

10. New Business

The tree trimming was discussed briefly and Ted Weise mentioned he would discuss again with the Four Party to possibly combine the service.

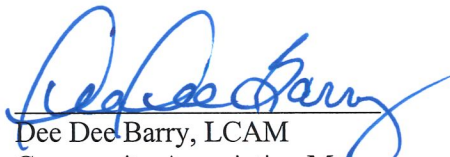
Delinquent accounts were discussed and Management will produce a letter for "Suspension of Voting rights" to the board for review and approval. John Klein or Tom Holt will be contacting the Attorney Robert Burr, ESQ to move forward with collection strategy and restrictions to delinquent accounts.

11. Upcoming Meeting Date/Location

March 1, 2012 5:00 P.M. at MMI of the Palm Beaches, Inc. Office.

12. Motion to Adjourn

John Klein made a motion to adjourn Ted Weise seconded the motion, all in favor; the meeting was adjourned 7:42p.m.


Dee Dee Barry, LCAM
Community Association Manager


Board of Directors

RCPOA
EOY Balances for Gen'l Reserve Schedule
1/30/2012

	2007	2008	2009	2010	2011	Total Avail.	Expensed 2011	EOY 2011 Total	2012 Budget	Total 2012 Available in Account
Colony Way Entrance Project	\$ -	\$ 6,000	\$ 10,000	\$ 945	\$ -	\$ 16,945	\$ 15,945 Note 1	\$ 1,000	\$ -	\$ 1,000
Acres & Estate Entrance Proj.	\$ -	\$ -	\$ 15,000	\$ 6,680	\$ 30,000	\$ 51,680	\$ 51,680 Note 2	\$ -	\$ -	\$ -
Drainage & Berm Maint.	\$ -	\$ 2,500	\$ 6,000	\$ 3,000	\$ 3,000	\$ 14,500	\$ 12,525 Note 3	\$ 1,975	\$ 1,000	\$ 2,975
Contingency	\$ 18,000	\$ 2,870	\$ 20,168	\$ (12,943)	\$ 5,000	\$ 33,095	\$ 33,095 Note 4	\$ -	\$ 12,000	\$ 12,000
Misc. Landscaping Projects	\$ -	\$ 3,850	\$ 1,844	\$ -	\$ 2,500	\$ 8,194	\$ -	\$ 8,194	\$ 2,500	\$ 10,694
Road Repairs/Improvements	\$ 2,000	\$ 2,000	\$ 5,000	\$ -	\$ 5,000	\$ 14,000	\$ 7,000 Note 5	\$ 7,000	\$ 1,000	\$ 8,000
Acres & Estate Median Proj.							Note 6		\$ 17,500	\$ 17,500
Legal							Note 6		\$ 17,500	\$ 17,500
Total	\$ 20,000	\$ 17,220	\$ 58,012	\$ (2,318)	\$ 45,500	\$ 138,414	\$ 120,245	\$ 18,169	\$ 51,500	\$ 69,669

Notes:

- 1- \$15,945 used towards Acres & Estate Entrance Proj.
- 2- Balance of project plus lighting (\$15,000) plus resurfacing of connector road to Ranch Circle (\$11,525). Board approved on 10-3-11 using previous years balance to close out project contract and any remaining balance for lighting and pavement to be covered from previous contingency balance or other approved Reserve accounts.
- 3- \$12,525 used towards Acres & Estate Entrance Proj.
- 4- \$28,044 used towards Acres & Estate Entrance Proj.
- 5- Planned 2011 repairs estimated at \$5,500. Board Approved on 10-3-11. This work will occur in 2012.
- 6- \$7,000 used towards Acres & Estate Entrance Proj.
- 6- New Reserve Account within Gen'l Reserve account beginning 2012

MMI has set up a separate General Reserve account to hold these balances from year to year. This schedule will be maintained to reconcile the accounts the funds were rolled over or expensed from. The Board will have discretion to use these funds as it sees fit for unplanned requirements and EOY adjustments to avoid unplanned assessments to the owners. Board approved setting up this Reserve account on 10-3-11.