

**RANCH COLONY PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 2, 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 opposed. Motion passes.

Ted Weise made a motion to approve the December 31, 2011 End of year financials with corrections and allocation of reserves for EOY 2011 and two new sub-categories for 2012, see attached. John Klein seconded the motion, all in favor no one opposed. 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 via e-mail which stated he meet with the ARC representatives and said he had verbal approval which was never given and 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 best be able to interact with the homeowners to answer questions. The community picnic seemed to be one such venue. Additional forums may be required and all agreed that face to face small meetings with Board Members will be necessary. Management was instructed to have Robert Burr take the "Bullet Point" document and integrate those points under each corresponding "legal language" amendment and bylaw change. John Klein and Tom Holt will coordinate a cover letter to go out along with the necessary documents to all homeowners. It will be critical to begin meetings ASAP leading to a call for a formal vote in the "Special Members" meeting so that we have time for a possible continuation to obtain the necessary votes for success.

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.

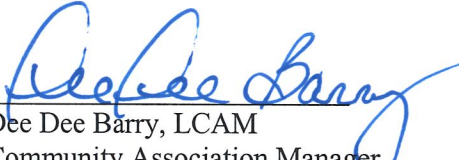
Delinquent accounts were discussed and Management will produce a letter for "Suspension of Voting rights" to the board for review and approval. John Klein or Tom Holt will be contacting the Attorney Robert Burr, ESQ to move forward with collection strategy and restrictions to delinquent accounts.

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