

**RANCH COLONY PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 1, 2012 / 5:00 PM
Held at: 1201 US Hwy One, Suite 330, North Palm Beach, FL 33408**

Call to Order

Meeting of the Ranch Colony Property Owners Association Board of Directors meeting called to order at 5:15 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:

John Klein, Vice President
Ted Weise, Treasurer
Susan Hays, Secretary
Catherine Phal, Director
Jim Banford, Director

Directors absent:

Tom Holt, President
Byron Russell, Director

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

Robert Burr ESQ joined the board at 5:45 p.m. for private board business.

Residents to Address the Board

None.

Minutes

Review and approval of the meeting minutes of February 2, 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 recommended that the Board approve the January 31, 2012 Financial Report John Klein made the motion and Jim Banford seconded the motion, all in favor no one opposed. Motion passes.

There was some discussion on Delinquent Report and payment plans; review of the collection status report. Jim Banford suggested that the payment plans have a set formula to be used by the Association. It was suggested that Management communicate with the Attorney collection department to see what is recommended.

Committee Report

Catherine Phal reported that 3124 SE Ranch Acres Road had installed a black chain link fence without approval and Management has sent a final letter that states that the Association will remove the fence if we do not receive a response in 14 days. To date we have not had a response

There was also a request from Shari and Art Cirkus concerning placing a gravity fed pipe from the lake into the swale to stop their property from flooding. The Board agreed this is not a Board or ARB decision and management will respond in writing referring them to Martin County.

Ted Weise informed the Board of the Grant funds \$700,000.00 that has been provided to Martin County to address the back berm that failed a few years ago between Lot 0 and Lot 5. There have been issues to grant access to these areas by the homeowners; if access is not given by October 2012 the grant monies will no longer be available.

Old Business

There was an open discussion concerning the final Amendment changes. The Special meeting date was set for April 17, 2012. After minor changes from Robert Burr; and a location is secured for the meeting, management will then prepare the mailing to go out next week to the community.

New Business

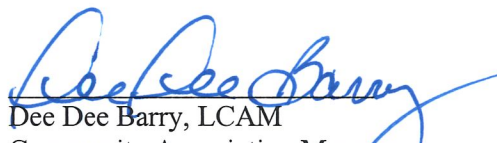
No new business was discussed.

Upcoming Meeting Date/Location

The Special Members meeting will be April 17, 2012 – Location to be decided.

Motion to Adjourn

John Klein made a motion to adjourn Ted Weise seconded the motion, all in favor; the meeting was adjourned at 8:15 p.m.


Dee Dee Barry, LCAM
Community Association Manager


Board of Directors