

**RANCH COLONY PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 10, 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 Tom Holt, 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
John Klein, Vice President
Ted Weise, Treasurer
Catherine Phal, Director
Jim Banford, Director
Byron Russell, Director

Directors absent:

Susan Hays, Secretary

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

Residents to Address the Board

None.

Minutes

Review and approval of the meeting minutes of March 1, 2012; John Klien made a motion to approve the minutes, Tom Holt seconded, all were in favor, no one opposed, motion carried.

Treasurers Report

Ted Weise recommended that the Board approve the February, March and April, 2012 Financial Reports John Klein made the motion and Tom Holt 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. The Board will be moving forward with all legal options in the collection and violation issues for account 4553-002015.

Ted made the motion to write off the late fees for accounts 4553-001005, 001003, 002013 and 002001. Write off's to be reviewed as needed, pending when payments are made.

Account 4553-002027- Miller house is under a sales contract and the association is looking as possibly receiving all monies due at closing.

John Klien requested an aging report on delinquent accounts; management to inquire with the bookkeeping department.

There was a question concerning the "Exchange" line item under "Other Assets" Management will get the answer and report to the board via email.

Committee Report

Catherine Phal requested that the Association contract a separate landscape vendor to take care of the islands and entrances. Management is to look into other vendors recommended by the board that do work in the community and get proposals. The Rood contract will be reviewed once the proposals are available.

Four Party Maintenance:

The Generator for the gatehouse is in the process of being installed and should be up and running in the next week.

The Four Party Board has been reviewing proposals to upgrade the assess control computer system.

The brass caps for the poles by the mailbox area that was stolen will be replaced in the near future.

Old Business

There was an open discussion concerning the final Amendment changes.

New Business

Susan Hayes has resigned from the board; her house has sold and will be closing the end of May. John Klien made the motion to appoint Catherine Phal as Secretary, Ted Weise seconded the motion all in favor; motion passes unanimously.

Ted Weise made the motion to change the operation account from Anchor Bank to Bank United due to the status of Anchor Bank. Tom Holt seconded the motion, no one opposed; all in favor, motion passes.

Ted Weise also made the motion to add Jim Banford, Director as a signer for the account, John Klein seconded the motion; all in favor. Motion passes.

The board approved moving forward on the road repairs that were suspended last fall due to entering into the dry season. The repair proposal will be updated for review

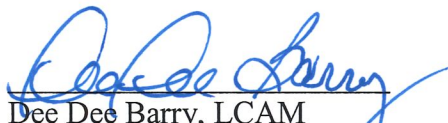
prior to execution. This project will also require dirt work to be done by Rood Landscape prior to road work and sodding upon completion in certain areas. Ted Weise request that the similar repairs for Colony Way, funded by 3-Party be also updated under a separate proposal from RCPOAS work.

Upcoming Meeting Date/Location

To be decided at a later date. The Board may cancel July and August Meetings unless an issue comes up that requires a meeting.

Motion to Adjourn

John Klein made a motion to adjourn tom Holt seconded the motion, all in favor; the meeting was adjourned at 7:25 p.m.


Dee Dee Barry, LCAM
Community Association Manager


Board of Directors