

**RANCH COLONY PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

October 24, 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 5:20 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, Secretary
Jim Banford, Director
Sandra Aplin, Director

Directors absent:

Byron Russell, Director

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 June 27, 2012; John Klein made a motion to approve the minutes, Catherine Phal seconded, all were in favor, no one opposed, motion carried.

The answer to a question in the June 27, 2012 minutes on page 2 is answered in the attached 5/11/12 e-mail as item #1.

Treasurers Report

Ted Weise recommended that the Board approve the June, July, August and September 2012 Financial Reports, John Klein seconded the motion, all in favor no one opposed. Motion passed.

Ted Weise advised that there was an issue with Rood's billing that showed up and is being corrected.

Ted Weise advised that Misc. Reserves is being changed to Restricted Operating Accounts. Ted Weise made a motion to ratify the e-mail #2 attached from 9/18/12; seconded by Tom Holt; all in favor, motion carried.

Approval of 2013 Road Reserve Study

The Road Reserve Study was presented and is to be approved each year. Ted Weise made a motion to approve the reserve study; seconded by Tom Holt; all in favor, motion carried.

Review and discuss 2013 Budget and notes

Ted Weise spoke on the Interest Income credit of \$3,000 because there is always a big line item of income that doesn't show up on the budget. \$1,500 is interest earned on the operating funds/retained earnings accounts and this amount is now included in the budget as interest earned. The remaining is reserve fund interest that stays in the reserve account.

Discussions occurred on the various accounts with instructions to make agreed changes. Ted Weise made a motion to approve the 2013 Budget at \$267.76 per acre for the maintenance portion plus \$1,273.21 per Lot for the security portion; the total 2013 budget is \$447,570 or a \$2,200 increase over 2012; seconded by Tom Holt; all in favor, motion carried.

Ted Weise made a motion to ratify the Four Party 2013 budget and footnotes (item #3) email approval; John Klein seconded the motion; motion carried with no one opposed.

Four Party Maintenance Association

Ted Weise advised that the new computer has been installed and is in the process of being implemented. Dee Dee Barry advised that the final letter advising residents to send in their information or their barcode will be cut off is being mailed tomorrow. All of the returned mail from the other management companies is being returned as they are not sharing mailing addresses with us. Ted Weise advised that with the new system there is a 5 digit code rather than the old 4 digit code. Dee Dee Barry advised that codes are the 4 digit codes with a 0 at the end. Dee Dee Barry advised that vehicles no longer owned will have the barcodes deactivated.

Old Business

John Klein made a motion to approve the attorney getting involved with non-compliance issues, Ted Weise seconded, all were in favor, no one opposed, motion carried.

The amendment changes are needed and will be done in 2013. Whether restrictive use can be included in the amendment changes will be asked of the Attorney.

The issue was brought up of the voting of the membership being by lot rather than by acre. Discussions occurred with no conclusions or recommendations at this time.

The resident with the zoo appears to have installed a fence too close to the street and there isn't any room for plantings.

New Business

Curb Proposals; The 2012 budget has a line item cost of \$17,500 and an additional budget for 2013 is \$12,500. There is also money in contingency in 2012 and 2013. In 2014 the plan will be to budget for the landscaping of these areas.

John Klein made a motion to approve the Driveway Maintenance contract; seconded by Tom Holt; all in favor, motion carried.

Drainage Engineer Proposals; Ted Weise made a motion to approve the Engenuity proposal with a \$3,000 retainer; seconded by Tom Holt; all in favor, motion carried.

The drainage line item for 2013's budget was approved to be increased from \$5,000 to \$10,000.

Landscape Proposals; Dee Dee Barry received 3 proposals and Ted Weise did some research on the proposed companies. Four Party is going to go along with the Associations choice. Grandscapes has offered a 3 year contract with benefits that has a 30 day cancellation clause. Dee Dee Barry will contact Grandscapes to see if they can add in two extra cuts paid for above the contract to get in and clean up before the holidays. Dee Dee Barry was directed to give Rood 45 day notice. It was moved by Ted Weise to engage Grandscapes as new landscape provider as soon as practical, seconded by Catherine Phal, all in favor, none opposed.

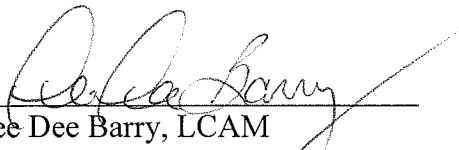
Mack Dairy Road; Ted Weise updated the Board on the return to Palm Beach County the responsibility of Mack Dairy Road with a pending agreement between Martin County, Palm Beach County, SIRWCD, The Links, and RCPOA. This proposed agreement has the RCPOA payment towards this agreement of \$50,000. These funds will be offset by the Reserves for this section of road, \$30,000. The remaining \$20,000 has been authorized by the Board to be taken as an unbudgeted item. The Board will discuss if we should budget to replace this amount in future budgets, use \$'s not spent, or simply keep as an unbudgeted item which would lower retained earnings.; Ted Weise made a motion to ratified the email approval noted in item #4 attached, John Klein seconded, all in favor, none opposed.

Upcoming Meeting Date/Location


Wednesday, November 28, 2012 – 6:00 Annual Budget Meeting – Location to be determined.

Motion to Adjourn

Tom Holt made a motion to adjourn the meeting at 8:00 p.m., Jim Banford seconded the motion, motion carried.



Dee Dee Barry, LCAM
Community Association Manager



Catherine Phal
Secretary