

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

June 27, 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 5:10 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 – arrived 5:20

Directors absent:

Byron Russell, Director

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

Sandra Aplin; resident also in attendance.

Tom Holt made a Motion to appoint Sandra Aplin as Director to the Board to replace Susan Hays; Ted Weise seconded the motion. All in favor Motion passes unanimously. Per the documents Section 5: Sandra Aplin; will serve until a successor is elected by the members at the next annual members meeting to serve out the unexpired portion of the term.

Residents to Address the Board

None.

Minutes

Review and approval of the meeting minutes of May 10, 2012; Ted Weise made a motion to approve the minutes, John Klein seconded, all were in favor, no one opposed, motion carried.

Treasurers Report

Ted Weise recommended that the Board approve the May 2012 Financial Report Tom Holt seconded the motion, all in favor no one opposed. Motion passes.

Ted Weise states that we received a very good end of the year audit, the auditor was very happy with the Association and MMI's bookkeeper Jennifer Myers. There was some confusion on setting up the Reserves, but has been clarified.

Please see attached Audit Report corrections to be a part of these minutes. For formal approval; John Klein made the motion to approve the CPA recommendations, adjustments and report as presented and attached Ted Weise seconded the motion, Tom Holt abstained, majority in favor. Motion passes.

Ted Weise made the motion to transfer \$1,569.00 from contingency reserve, to cover the deficit balance general reserve fund as recommended by the CPA.

There was a question concerning the \$38,392.00 that was included with the replacement funds. These funds will be transferred to the operating fund so that it will be funded in accordance with the approved budget. Dee Dee Barry is to verify with accounting department "which" accounts exactly these will come from and go to. Once this clarification occurs, a motion for the Board to approve this transfer will occur and final approval will be done via email and ratified at the next Board meeting.

There was an open discussion on the current delinquent accounts; the Association is doing better due to the aggressive collections that have been adopted. Miller property was sold and closed and we will be getting 100% of the past due assessments.

Committee Report

Catherine Phal is still not happy with Rood Landscaping and has requested that the Association contract a separate landscape vendor to take care of the islands and entrances due to quality of product, lack of detail and proper trimming. She would like for the current Vinca's with Pinta's pink or yellow.

There was an open discussion about adding curbing to the islands in Ranch Acres and Ranch Estates. Previous landscape plans from a few years ago that Catherine Phal has possession of and she will forward to management. The decision to continue with the elimination of the irrigation to the medians within Ranch Road and Ranch Circle is still preferred which will require adjustments to the previous landscape plans. Management to gather bids on the 6 islands using similar plans layouts. The curbing will need to be complete before the landscape can be addressed and should be part of the bids. It was suggested that priorities for completion will depend on budgets over the next couple of years and currently would have the Ranch Road medians as first priority, the main entrance to Ranch Circle the next priority and then the medians within Ranch Circle. Urgency in reviewing the plans and getting quotes was expressed so as to take advantage of "mother nature" since irrigation will not be installed.

Four Party Maintenance:

The Generator for the gatehouse is complete.

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

The brass caps for the poles by the mailbox area that were stolen will be replaced in the near future and the final proposal was executed.

Old Business

Road repair has begun; work was started on Ranch Acres Circle and there are several area's which will require adding fill which Rood will start next week. Then the sod will be placed last after asphalt is complete.

There was an open discussion concerning zoning in the community; Martin County Zoning has violated one homeowner for having public events i.e. Weddings etc. via web site advertising and additional traffic in the community.

This discussion brought up additional items that really need to be addressed in the document change concerning the "Equestrian Activity" in the community, where are the limits.

There was open discussion on the document changes and having the meeting and vote at the Annual meeting in November.

New Business

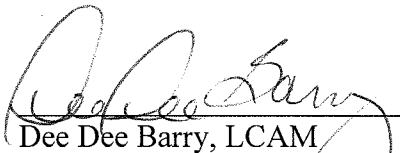
Drainage Maintenance; Management received a report that recommended that the Association contract a qualified consultant to review the plan, permit and existing conditions of the drainage and culverts in Ranch Colony. The Board approved the Management to contact a couple of engineers for price to evaluate the drainage and provide a report.

Upcoming Meeting Date/Location

To be decided at a later date.

Motion to Adjourn

John Klein made a motion to adjourn tom Holt seconded the motion, all in favor; the meeting was adjourned at 7:35 p.m.


Dee Dee Barry, LCAM
Community Association Manager


Secretary
Catherine Phal