

Palm Valley Community Association
Board Meeting
August 18, 2018

> Meeting called to order at 9:30 AM by PVCA President, Garry Phillips

Members present:

Vicki Corlazzoli
Frank Eckstein
Jayne Evans
Deborah Lamir
Greg Leonard
Stacey O'Connor

Members not present:

Ethel Campbell

1. Frank Eckstein was unanimously recognized as a pillar of the PVCA's success in his management of the Community Center and its contributions to our community.

2. Financial overview was given:

> PVCA is in a favorable position thanks to management of funds
> A repair and a reserve fund are in existence
> \$5400 was spent for HVAC, one unit was replaced in 2017
> PVCA has a strong cash position, which allows flexibility in planning
> Jayne suggested conducting an asset study to determine if insurance needs are sufficient, if supplemental gap insurance would be a good fit for PVCA, and if current coverage is sufficient for building replacement. Frank agreed to look into policy limits and has since determined that in the instance of a large tree falling on the building, the incident would be covered with a 2% deductible. Vicki will look into the possibility of purchasing a gap policy, but, it has been since determined that that type of policy is not available for commercial buildings.

3. State of current Buildings:

> Also, discussed was the state of the current building, the useful life of the roof, when the roof would need to be replaced so that budgeting for this expenditure could be planned. Jayne mentioned that a similar study had been done for The Plantation by Drew Issac. It was mentioned that the building is need of exterior painting and Frank will obtain bids.
> The flooring is showing some wear due to the loss of rubber coating on wheels on rolling carts that are in use by tenants. Frank will look into obtaining wheel covers. Since the time of this meeting, Frank has contacted the PVFBC who owns the chairs and wheeled carts that are used to move them, and asked them to invest in something more sturdy; Frank offered the PVCA's assistance, if necessary, and they said they would take care of it.
> The landscaping between the PVCA and the lot under development next door was discussed. The landscaping plan provided by the developer will be reviewed again to make sure that

foliage provides sufficient coverage between the two properties. It was agreed that the developer, Paul Scott, is open to suggestions to increase landscaping to mask the new parking lot and that Mr. Scott has gone to great lengths to ensure proper storm water management systems.

> Raising rent of tenants was discussed. Current rate is \$35 per hour, less than the going rate for community centers, which average \$50-75 per hour with discounts given to tenants of longer term situations. A brief discussion was had about adding information to the PVCA website to streamline the information-gathering for a prospective tenant and the idea of publishing rates and more photos of the space was debated. The point of these activities would be to reduce the man-power of having to meet prospective tenants on site to find out that the space and times available do not meet the renter's needs. The PVCA is listed on the Chamber of Commerce website for long-term renters.

4. Kathy's Creative Gardens was discussed.

> The Board is extremely thankful to Kathy for her time, talent, and materials. Her advertising sign was misplaced and it was decided that a more permanent tribute to her efforts was also in order and that the replacement of her sign was needed since the sign was a temporary one. >>
> Vicki will look into replacing her sign and continue to promote Kathy's business on PVCA website, Facebook, Nextdoor. Since the meeting, Kathy's creative gardens sign was found; the issue was that, due to SJC signing ordinance, the PVCA can't have it displayed as it was. The thought about the plaque was a way to recognize her for the work she does for us. Relatedly, Deborah will put a plan together to create boosting posts on social media and updating website.

> A package of how to interact with businesses that would include mention on website and as a "value-added partner" was discussed.

5. Garry brought up the subject "Key to Strong Organizations" and a needed focus to work with HOAs in Palm Valley.

> All those living in Palm Valley selected for different reasons but we all share those common values. Most gated HOAs focus on what is happening inside their gates. However, it is what happens "outside their gates" that can severely affect the quality of life in Palm Valley. We all share that common bond.

> We need to reach out to the HOAs and we work closely together to ensure we "Speak with one Voice" on matters that affect Palm Valley

6. HOA discussion:

> Greg and Garry met with Mike Knollmann, president of the Montura HOA, to discuss how to approach the HOAs.

> Greg mentioned the idea of how to grow the coalition that can best enhance the quality of life in Palm Valley and to get access to more leaders. The value consists of training, experts, legal counsel, and covenants. An HOA event at the PVCA could be considered which positions

the PVCA as a resource for the community. The role of the PVCA in the community was briefly discussed.

> The role of the PVCA is to bring value to our members and we would like to bring add value to HOA's membership in order to become a voice of the community and more than a single-issue group ("The Cruise Ship on Land," for example). Greg made a motion that do more homework and will report back with a defined recommendation on how to move forward to provide more support for HOA's, which, ultimately, builds value for all and PVCA membership.

7. GMTRAC discussion, Jayne Evans (Chairman)

> Three of four surveys done by PVCA over the last 4.5 years indicate that the number one issue for PV community is density and the implications density has on traffic, schools, recreation, and infrastructure.

> Jayne asked for the Board to make a decision on the PVCA's thoughts on density and asked if it should oppose all applications that increase density or consider each individual application for development.

> The concern is that if we have a hard and fast line, we could develop a reputation as the voice of "no", and our influence over density issues in the future may be lessened. The Board agreed that protecting the overlay was a priority and recognizes that property owners have the rights to ask for variances to density and other codes. We agreed that each application must be considered looking at its specific issues and requests.

> A vote was held on an outstanding individual request to divide an ICW parcel into two lots, which requires a change to the comprehensive plan and a change in zoning. After much debate, and due to the minimal impact to density that this request would create, the Board decided by a 4-3 vote to "abstain" from taking a current position. Instead, we would let SJC Growth Management and their resources do their work and provide a recommendation. It was recognized that the Board should speak at any hearing on the subject by the PZA/BCC.

8. Wake Damage:

> A renewed effort to educate boats passing through the Palm Valley area regarding damages caused by the wake of their boat. Signs have been created and are being sold to post on docks along the ICW asking boat captains to control their wake and not do damage. The Wake Management zone in question is a 7-mile stretch ("The Cut") from approximately Marsh Landing to south of the Palm Valley Bridge. An effort to for "Wake Management by boat captains" is underway, led by Greg, who was approached by a resident of the Clatter Bridge neighborhood.

9. Membership was discussed:

> The PVCA by-laws requires members. Financially, membership accounts for 2% of budget. Changing the fee structure of membership was discussed, including a no-fee membership, despite the reasonable \$20 membership fee.

> Deb to create a committee to look into bulk mailing membership forms that would include a sticker (which are already in existence) to encourage membership by form completion and returning it with a check or credit card number.

10. Open mic:

- > The PVCA meeting agenda for 9/10 was discussed. A possible presentation from SJC Emergency Management team is being considered as was a presentation from the Greenway Committee. Due to the timing of the year, the storm management presentation is preferred.
- > Garry will manage the speaker for this meeting.
- > Meeting signs that are intended to re-energize attendance, will be placed at six locations on Friday afternoon before the meeting and picked up just before the meeting or just after the meeting on Monday nights
- > They will be located at the intersections of Canal/Palm Valley Road, Landrum/ Palm Valley Road, Near the ICW Bridge on Roscoe, on North Roscoe near the PVCA sign just North of LuLu's, on Mickler near the sign at A1A and at the Community Center. Greg will order 6 signs.
- > Future topics will include a PV History meeting, either in November or March and Greg will decide which meeting he will present this topic.
- > The Boat Parade is being led by Beacham Still (770 827-9318, Syn Works---and Wendy Patton), Kelli Osborne, has retired from the task. Kelli is to be honored by either a new plaque or inclusion on the existing plaque, which Deb will review.

Garry adjourned the meeting at 3:15 PM

Respectfully submitted, Stacey O'Connor