

Nelda Sims  
2011

Pharr Plantation Homeowner's Association  
600 Plantation Dr. Pharr, TX 78577

Special Board Meeting 12-27-2011

Mr. D'Wayne DeZiel called this meeting to inform us of the election results. Minutes were taken by our previous secretary Mrs. Norma Holiday.  
A copy of those official minutes will be attached.

Secretary conducted a roll call: present Norma Holiday, D'Wayne DeZiel, Eva Ellrich, John Albert, Jim Woltz, Javier Mejia, Lisa Bolainez, Patty Abbott, Rosa Ayala, Gloria Coers, Robert Hummel, Paul Smith, Nelda Sims Oliva, Judith Farias, Jim Keltner.

Absent: Felix Carrizales

New Alternates present: Ramiro Cortina, Linda Downing

Absent: Cisnero Eduardo, Miriam Garcia, Charlotte Chovan, Rocio Cano, Graciela Martinez

The official Tally of the election of 12-27-2011 showed a tie vote for the Representative position in zone 1. After a lengthy discussion how to break the tie, both parties agreed, on Mr. DeZiel's proposed coin toss Mrs. Judith Farias was declared as the final winner for zone one (1).

All of us received comprehensive instruction concerning how a board should operate.

Mr. DeZiel also informed the newly elected Board of all three (3) lawsuits pending, Mrs. Amy McLin's unresolved issue was not mentioned.

Mr. DeZiel requested to have all old and new Board Members to sign a confidentiality agreement concerning all lawsuits, especially the Abbott's lawsuit. Nelda Sims Oliva questioned Mr. DeZiel why is this agreement not on an official Attorney's stationary. Mr. DeZiel's answered it was a last minute decision and that's the way it is. However, Eva Ellrich has been aware of this document since the special meeting of 12-21-2011, which at that time we were told sign this identical paper. Mr. DeZiel said, Eva Ellrich has to sign it again. Mr. DeZiel claims, that our attorney Mr. Rafael Garcia requested this document. Eva Ellrich asked, Mr. DeZiel do I have to sign this paper again. He said, yes. Mr. DeZiel said, that if the paper is not signed the meeting would not continue. The only person who did not sign the agreement was Patty Abbott new rep for zone 7. Mr. DeZiel said, Patty Abbott could not attend any board meetings when discussing any of the lawsuits since she didn't sign the confidentiality agreement. The people attending the board meeting asked what the Abbott's lawsuit consist off. Mr. DeZiel said, he isn't sure himself, however, explains later not valid election, board shouldn't exist, overthrow the current board, In short, he is also puzzled.

Mr. DeZiel informed the board that the Covenant for Plantation will expire 2-13-2013. He also said there was suppose to be a 20% reserve from the Home Owner's Dues, but there is not. Also an 1120H has never been filed.

Mr. DeZiel assured us he will hand over all pertinent papers and files so that new board can read up on everything. Mrs. Norma Holiday and Mr. DeZiel excused themselves and the selected Board went into their first board meeting.

**New Business:**

- 1.) Zone 4 Representative Javier Mejia was nominated as president by Patty Abbot, second by Judith Farias. He accepted the nomination. No other nominations came to the floor. Mr. Mejia received the majority vote, motion carried.
  - 2.) At-large representative Robert Hummel was nominated as Vice President by Eva-Maria Ellrich, second by Rosa Ayala. He accepted the nomination. No other nominations came to the floor. Mr. Hummel received the majority vote, motion carried.
  - 3.) Zone 3 Representative Eva-Maria Ellrich was nominated as Treasurer by the president, second by Tico Coers. She accepted the nomination. On other nominations came to the floor. Mrs. Ellrich received the majority vote, motion carried.
- At-Large Representative (2) was nominated as Secretary by Eva-Maria Ellrich, second by Patty Abbott. She accepted the nomination. No other nominations came to the floor. Mrs. Nelda Sims Oliva received the majority vote, motion carried.

All other committee chair persons will be nominated and hopefully voted on at our next board meeting. However, Paul Smith agreed to stay on the covenant committee, but not as the chair person. The president and vice president both asked the board to work in unity for the betterment of Plantation. We are trying to have better communication with our constituents.

We are fully aware of the low percentile of votes received. Our goal is still the same. to take over Plantation Management through a fully awarded judgment by the courts.

Meeting adjourned at 9:15 pm

Respectfully Submitted, Nelda  
Sims Oliva

