

Plantation Homeowner's Association
600 Plantation Drive
Pharr, Texas 78577

Special Board Meeting Minutes of 5/1/2012

Meeting came to order at 6:35 PM

Members present: Eva-Maria Ellrich, Bob Hummel, Mario Rodriguez, Jim Keltner, Judith Farias, Rosie Ayala, Felix Carrizales, Gloria Coers, Zef Mendoza, Owen Bohnsack

Members absent: Lisa Bolainez, Jim Aikman and John Albert, Paul Smith, Linda and Roger Downing

Owen Bohnsack requested that the agenda must be posted 10 days in advance according to Robert's Rules. Also, the President requested that point 8 on the agenda being moved to number 2 so Tim could leave earlier.

Owen Bohnsack brought a Proxy Declaration to represent John Albert for this meeting. Jim Keltner asked the board why we are having a special meeting. He mentioned the issues are not special ones in his opinion.

- 1.) Tim O'Malley and J.C. Morin were invited to the meeting, due to the relevance of the issue. J.C. was excused due to illness. Due to understaffing of Security a Homeowner decided to conduct periodic checks on children which were underage with no identifications and no supervision. These children displayed inappropriate behavior. The incident escalated to a point that the Homeowner was barred from the Common Grounds. The Homeowner was present and had given her statement re: of the incident. The board came to consensus and the lady is allowed to use the facilities again. The board voted with 8 yes, 1 no vote (Jim), 1 abstained (Owen). A request was made to Tim, that there should be at least some lighting around the pool. The Homeowner is afraid an accident may occur since there are no lights when darkness sets in.

The President asked the Mgt. to advertise the rules of the Common Grounds again on our internal channel, and maybe an insert into the next billing cycle reminding everybody, that we will enforce the rules and regulations.

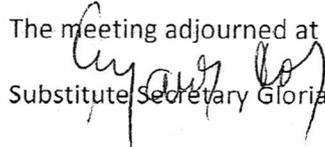
Tim explained to the board that no additional staff was hired. We just rearranged the schedule. Therefore, we have a Security officer stationed at the Rec.Center at all times.

Jim Keltner made a motion to close the pool at 9:00 PM, Owen second the motion. The board Voted with 7 yes votes, 4 no votes, vote passed.

EFFECTIVE MAY THE 15th THE POOL CLOSES AT 9:00 P.M.

- 2.) Judith Farias's question to Tim was "do we have a payment plan for overdue assessments" One of her client wanted to arrange a plan but it was not accepted at the time. Tim assured Judith that he will set-up a payment plan as soon as the homeowner comes to the office. Owen Bohnsack requested that Judith supplies the board with a copy of the Lease Purchase Agreement. Owen made the motion, Jim K. second it and the board voted unanimous.
- 3.) The carport issue mentioned by Owen is pretty much covered by the covenant. Bob said that If a dispute arose over the covenant violation, the Covenant Committee acting as the Hearing Tribunal entity might have to get involved.
Owen pointed out that there are 7-8 carports in the mobile home section that we don't have the authority to order removed, only when there is a sale of the property.
The sales certificate cannot be issued, if the carport issue is not cleared up. Owen asked for recommendations so it can be brought up at the May 14th 2012 Homeowners meeting. Eva will ask for guidance from the Attorney.
- 4.) Judith Farias chairperson of the Youth Committee with members Norma Holiday, Tico Coers And Lisa Bolainez presented a wonderful proposal for the upcoming summer activities for our youth. The President made a suggestions that the Planning Committee of Mario Rodriguez Should be involved since we're envisioning some construction projects. Eva questioned what area of land are we trying to utilize. Felix suggested the Tennis Courts; Eva informed him that the courts belong to the City. The President suggested that the Youth group has to have an umbrella insurance policy for liability protection. She will instruct Tim to get information and some quotes.
- 5.) Bob informed the board of the latest results for covenants ballots: 80.7 %.John and Eva are over 60%; Rosie says it's hard in her zone, Lisa and Felix need help, Felix says he's not worried, he knows how to approach the homeowners of his zone. Bob mentions we still need 19% to go. Felix asks "are we sure Kanan can vote?", he has a lot to lose if he votes no.Eva says Kanan has already received his certified letter, he already accepted the letter. Eva mentioned Earl Holiday challenged the office staff to get one vote a day, hopefully they will do it.
- 6.) Gloria (Tico) Coers resigned as the spokesperson for the board as of today. Judith makes a motion for Bob to be the new spokesperson, second by Mario. Bob accepted the nomination and Board vote carried with all yes votes.
- 7.) H.R. Committee Chairperson.-Jim asks what the job of this new Committee is. A discussion took place to see if the committee is needed. Bob explains what H.R. management is; Owen thinks there is no reason for it, Norma suggests tabling it. Owen makes a motion to table it. Jim seconds it. Majority vote carried and point 7 was tabled.
- 8.) Unfinished business.

The meeting adjourned at 7:10 PM.


Substitute Secretary Gloria Coers

PROXY FORM

I, the undersigned, being a bona fide member in good standing of the Plantation Homeowners Association Board of Directors., and as such entitled to cast one (1) vote at the special/executive and or regular meeting of said association on May 1, 2012 do hereby appoint.

Name Owen Bohnsack

Address 2705 Charlotte Drive Pharr, TX 78577

As my proxy to attend said meeting with full power to vote for me in my name, place, and stead in the same manner and to the same extend and with the same effect that I might were I personally present thereat.

Signature John W Albert Unit Number —

Printed Name JOHN W ALBERT Mailing Address 2700 ASHLEY DR. PHARR, TX 78577

Date Signed APRIL 30th Telephone # 956-787-8560

Accepted this _____ day of _____, _____
(Month) (Year)

Name of Secretary Lisa Bolainez Substitute Tico Coers

Name of Association Plantation Homeowners Association