

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

**Minutes of regular/ executive board meeting of 2/28/2012
Meeting came to order at 12:35 PM.**

Present: John, Paul, Tico, Judith, Rosie, Mario, Graciela, Felix, Eva Representative.
Linda, Roger Jim Alternates
Absent: Ramiro, Rocio, Carmen Alternates unexcused.
Bob, Lisa excused.

Prior to open the meeting, I was approached by Mr. DeZiel requesting to be a documents liaison between our attorneys Mr. Cantu and Mr. Garcia on all three (3) pending lawsuits. According to Mr. DeZiel, this request was made by the attorney Mr. Garcia. Also, according to Mr. DeZiel, if we would not agree on him being the liaison, he could no longer assist the Board since he is no longer a Board member. Mr. DeZiel mentioned this is also an insurance issue for him.

The President, prior to the Board Meeting beginning, presented this to the Board with a 2/3 vote needed to add this issue to the agenda. The board voted and the issue passed to add it to the Agenda.

The President reminded the Board that Bob Hummel was voted to be our lawsuits Spokes person see minutes (2/7/2012) Mr. Hummel will still be involved in the lawsuit issues.

Motion was made by Paul Smith and second by Mario Rodriguez for Mr. DeZiel to be appointed to be the liaison. 7 yes votes; Felix, Mario, Rosie, Judith, Paul, Graciela, Tico. John abstained.

Paul Smith also added to the agenda for a vote for the appointment of an AT-Large Alternate (1). It was granted by a 2/3 vote.

Agenda 1.) Mgt. personnel issues, we went into an executive meeting. The president asked a group of non-Board Homeowners, present at the meeting, to leave until the board concluded a short executive session.

The board proceeded with a discussion concerning this issue.

Paul Smith made the motion, second by John Albert to hand this issue over to the finance committee. 7 yes votes, Felix, Graciela, Rosie, Paul, John, Tico, Mario. 1 vote abstained by Judith.

2.) Paul Smith went into details about the covenant. He also explains to the board how to proceed based on a proposal previously presented.

Zone 1 – 3 meeting 3/6/2012 Tuesday at 7:00

Zone 4 - 6 meeting 3/7/2012 Wednesday at 7:00 PM

Zone 7 – 9 meeting 3/8/2012 Thursday at 7:00 PM

Homeowners will be able to attend any of those meetings, not just their respected zone. At least one Spanish speaking Zone Rep. will be at the Zone Meetings, so questions for the Spanish speaking population may be answered.

Make sure extra material (cover letter, ballots or any other important papers) are available at those meetings.

Everything will be advertised for example: Channel 9, Website, and Bulletin Board and the insert in monthly statements. Paul informed us, that all aspects of the covenants are within the law. We may also make phone calls if necessary.

The Covenant Committee, weekly, will monitor the voting results.

This will be an open ended voting process. Afterwards the ballots, after the necessary 60% yes approval, will be filed/registered with the Court House.

Court House.

3. Discussion of attendance record; was tabled for one (1) month.
 4. At present time the board has no jurisdiction concerning Renters issues.
It has to be handled by PD of Pharr.
 5. Security/car issue was tabled until further notice.
 6. Mr. Art Cantu's invoices; the President will follow-up with Mr. Cantu's Assistant. Paul is adamant to pay off the lawyers ASAP.
 7. A motion was made to increase Tim's authority to sign checks for regular monthly operating expenditures. Scheduled payments of Three-Thousand Dollars \$3,000.00 and up, need one (1) the signature of the additional signatories on the bank account. Motion made by Paul Smith second by John Albert; vote carried by 8 yes votes John, Paul, Felix, Mario, Rosie, Judith, Graciela, Tico.
 8. Delinquent accounts were discussed. John Albert assured the board that a 10 % discount is still in our favor, since the attorney's will charge 45 % of every delinquent account. This is a trial period. The President informed the board that some people took advantage of the offer already and paid.
 9. This issue has been recorded in NO. 2.
 10. AT-LARGE Alternate appointment; Paul Smith made a motion to nominate Jim Keltner for the AT-Large Alternate position (1).
Motion made by Paul second by John.
Vote; Jim received 8 yes votes; John, Felix, Paul, Mario, Rosie, Judith, Tico and Graciela.
Amended by Eva Ellrich: The following sentence was amended 
- I called Jim Keltner afterward if he is accepting his appointment, since he was not present at the meeting. He was delighted and accepted.

Motion made to adjourn at 2:12 PM.
Submitted by Lisa Bolainez/Secretary