

Camp Florida POA Board of Directors Meeting Minutes  
November 4, 2021

1. Meeting was called to order by President Blakeslee at 1:00pm.
2. Members Present: Blakeslee, Donovan, Myall, Reising and Leising all present.
3. New residents welcomed were Bill and Dar James (299 Shoreline), Mike and Tammy Hauler (E56) and Lonnie and Vicky Clark (E45)
4. Minutes from the April 1st meeting were read by current Secretary Cindy Leising. Two corrections noted and corrected under New Business 9-c and 10-c. Motion for approval by Fred Myall and seconded by Cindy Donovan. Approved with a 5-0 vote.
5. Changes to the agenda were made and they are reflected under New Business as item E and F. Motion by Fred Myall and seconded by Lee Reising. Approved with a 5-0 vote.
6. Treasurer's report was given by Cindy Donovan. Cindy advised that park finances were in good shape with \$625,000 in the bank in addition to our fixed assets. Motion was made by Lee Reising to approve the Treasurers report and seconded by Cindy Donovan. Approved by a 5-0 vote.
7. Park Managers Report was given by John Sims. John reported they had a very busy summer and Lee Reising was extremely busy with ongoing projects. John issued 30 Violation letters to homeowners that included violations concerning Weeds, Dog, Vehicle Registration, Siding needing pressure washing to name a few. There are currently 329 property owners and only 2 lots remain, and our park will be completely sold out. John announced that beginning January 1, 2022, all pet owners must have their pet's inoculation records on file with the POA. This requirement was recommended by our attorney. John also recapped the Federal regulations per HUD and ADA concerning Service animals and Comfort animals. He will also speak about this in January when more homeowners are in the park.
8. Standing Committee Reports
  - a. ARC Committee: Tony Tornatore reported that Lee Reising was very busy this summer and had approved 67 permits within the park between 4/1 – 10/31 which included home additions, carports, park models, concrete additions, retaining walls, wooden decks, storage buildings, etc.
  - b. Activity Committee: Sereita Seamans was not in attendance, so Cindy Donovan reported for the Activity Committee. The first scheduled meeting will be on Thursday, November 11<sup>th</sup> at 11:00. Tickets for the Thanksgiving dinner are on sale for \$12.00 and Season Passes for our Entertainment shows are on sale for \$45.00. Volunteer signup sheets will be posted on the bulletin board outside of the POA office. They will also be posting the chairperson for all activities, so all homeowners know who to contact for information about an activity.
  - c. Election Committee: Ron Hazelton advised all new homeowners need to contact him to ensure he has all the information needed to add them to our Voters listing.
9. Old Business

No old business to discuss.
10. New Business
  - a. Approval of Budget for January 2022 thru December 2022 was discussed. We are still trying to maintain the \$500,000 mark with our new budget. Insurance rates are expected to go up 9% this year. We are still waiting for the final figures. There will be a \$3.00 per quarter increase in our POA fees making the new total \$288.00. Diane Newberry asked if there was any consideration for adding a budget for the Beautification committee in the new budget and Rodd advised that this has been discussed and is still under consideration. Cindy Donovan made a motion to approve the budget and Fred Myall seconded it. Approved with a 5-0 vote.
  - b. Fred Myall made a motion to add to the park rules that concrete cannot be poured within 5 feet of property sidelines without an engineers' approval so that any runoff will not impact other property owners. Motion was seconded by Cindy Donovan. Approved by a vote or 5-0.

- c. Lee Reising made a motion to add to the park rules that all RV's that remain in the park permanently must meet Park Model standards and have a permit and must be anchored down to adhere to hurricane standards. Motion seconded by Fred Myall. Approved with a 5-0 vote.
  - d. Rodd Blakeslee advised that we will be adding to the park rules that all vehicles in the park must either have an Owners decal or a completed Renters placard while in the park. Placards are available in the HOA office. Motion was approved by Cindy Leising and seconded by Cindy Donovan. Approved with a 5-0 vote.
  - e. Fred Myall made a motion to increase the storage rental fee on lots that are greater than 624 sq ft to \$14.00 per month beginning on 1-1-22. Motion seconded by Lee Reising. Approved by a 5-0 vote.
  - f. Also effective on 1-1-22 there will be an addition to the Storage Lot guideline #4; a total of one lot lease per homeowner would be enforced. If multiple lots are currently leased the homeowner must notify the Park Manager which lot they would like to retain on their lease agreement. Added to storage Lot guideline #9; if equipment is left unattended on a lot the lease is subject to termination and the items remaining upon lot termination will become the property of the POA for disposal. Motion was made by Fred Myall to accept and seconded by Cindy Donovan. Approved by a 5-0 vote.
11. Members remarks: Peg Murray announced the annual Blood Draw will be on Jan 10<sup>th</sup> from 10-2. She also reminded new members if they need a CF name badge to contact her. Peg Vetter thanked everyone for the great support, generosity, and donations to our homeless veterans. She will continue to collect donations this year. Jerry Bowers reminded everyone that booster tickets are being sold again this year and 50% of the profit will be donated to help with the cost of new flooring in the Pool House. Don Leonardson asked for a status report on the speed bumps and Rodd advised that discussions are continuing, and no decision has been made. Judy Brown questioned the pool water temperature changes and John Sims advised that there were issues with the heaters, but the issue had been addressed and the temperature is being maintained between 83-83 degrees. Libby Caldwell thanked everyone for the kindness extended to her at time of her mother's passing. Gil Calcagno expressed concerns about rowdiness and property destruction during the summer.
12. Rodd announced that a New Homeowners/Renters meeting with board members is being planned to take place in January and we are seeking volunteers to learn how to operate the camera system and a full-time resident would be helpful.
13. Next meeting will be December 2, 2021, at 1:00pm.
14. Fred Myall motioned for the meeting to be adjourned and Cindy Donovan seconded it. Meeting adjourned at 2:15pm.

Respectfully submitted,

Cindy Leising  
POA Secretary