

Camp Florida POA Board of Directors Meeting Minutes

December 2, 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 Ron & KC Parker (55 Windward)
4. Minutes from the November 5th meeting were read by Secretary Cindy Leising. Motion for approval by Fred Myall and seconded by Cindy Donovan. Approved with a 5-0 vote.
5. Treasurer's report was given by Cindy Donovan. Cindy advised that park finances were in good shape with \$618,518 in the bank in addition to our fixed assets. October financials were not available to report due to a delay of information from Colley because an employee had been off for emergency surgery. Motion was made by Fred Myall to approve the Treasurers report and seconded by Cindy Donovan. Approved by a 5-0 vote.
6. Park Managers Report was given by John Sims. John reported that we continue to get fined \$250.00 per trash container because residents are putting garbage and cardboard in the Construction and Yard Waste trash containers. This cost can get very expensive and we as property owners need to take responsibility and read the signs and make sure we are disposing of our trash in the correct container. John has also received complaints of golf carts without lights being out after dark. This is a safety issue for all residents. Sandy Bowers requested walkers also need to wear light colored clothing or reflective vests and carry a flashlight after dark.
7. Standing Committee Reports
 - a. ARC Committee: Tony Tornatore reported that 15 permits were issued, and they included decks, concrete, retaining walls, sheds, and room additions. Property owners are responsible for getting permits from the county for all additions, remodeling, concrete expansions, decks, sheds, etc. Exceptions to this would be patios and decks not attached to the home and no roof involved.
 - b. Activity Committee: Sereita Seamans announced upcoming events included Donut Social on Thursdays @ 10:00 in the Great room, Poolside Grilling begins Saturday from 11:30 -1:30, Christmas dinner tickets are on sale for \$12.00, Bingo starts on January 5th. Veterans Dedication will be in February as well as Ladies Luncheon. A volunteer is needed to take on the task of ordering Name Badges. Anyone interested please contact Sereita.
 - c. Election Committee: Ron Hazelton advised elections will be held this year of 2/19/22 and there will be two positions up for reelection. If interested in running for the board a 1 page summary should be submitted to Ron by 1/19/22. Applicants must be in a property owner in good standing and up to date on POA dues.
8. Old Business

Review of Covenants: No commercial businesses can be conducted within the park. A commercial business is defined a one that would cause foot traffic from outside of our park. A Realty Business would have to have an office address outside of the park and not within a home within the park. Reviewed of Common Ground Tree policy was discussed: A live tree on your property can be removed but the property owner would be required to plant another tree in its place. Any removal of trees on the Common Ground requires the approval of the Park Manager or a Broad member. The buffer between the circles must not be cleared. Any tree removed from the Common Ground without approval will require a new tree. The BOD will designate the type of tree for replacement. Update on the new storage area was discussed. The next step is to remove the old brush and level out the lot. Update on cleaning the storm drains was also discussed and arrangements are still pending. Waiting on getting a firm date from Jay Wolf on using the Fire Department to help flush out the clogged drains. It was felt that a decision would be made shortly.

9. New Business

A motion was made by Cindy Leising to Change our current Web Engine from Go Daddy to WordPress. This would be a minimal cost and allow us to enhance our offerings and make parts of the webpage password protected for Property Owners information only. Lee Reising seconded the motion. Motion passed with a 5-0 vote.

Lee Reising made a motion to accept the bid from Nature Homes to mulch up the debris on the new storage area lot with the cost not to exceed \$2500.00. Fred Myall seconded the motion. Motion passed with a 5-0 vote.

10. Members remarks: Ron Hazelton announced he is collecting worn or torn flags that need to be disposed. You can drop them off to him at 10 Hidden Harbor Lane. John Johnson reported that two tree had been removed by the POA and he requested that if the trees are on someone property that a picture be taken and a call to the property owner be made prior to removal of the tree. Jim Lucey had a question concerning RV's that needed to be tied down and meet Park Model Standards. He asked if standards to meet these requirements had been provided to the POA. Much discussion concerning speed bumps. Don Leonardson, Mary Ann Hardy, Rich Young, and Roger Allen expressed concerns over the speed bumps. The Board has not decided on the type of speed bumps we will have but it is felt we need them to control the speed within the park. John Sims has gotten several quotes and the quantity and type of speed bumps has not been decided on, but cost may be a factor. Margaret questioned the Covenant rule on commercial businesses within the park. Mike Semans introduced himself as the Welcoming Committee chairman and welcomed all new property owners to the park. He announced that all new property owners had been send a letter personally welcoming them to Camp Florida. He also advised that there will be a New Property Owners meeting on Sunday, January 9th at 1:00pm in the Club House. Roger Allen questioned how much has been spent on the proposed new storage area and it was reported the POA had invested around \$5000.00. Most of the expense so far had been paid from donations. Tom Stansifer stated he feel the speed bumps have controlled the speed and they are needed. Fred Myall advised he has been trying to get a map of the water and sewer lines within the park and so far, has not been successful. He did confirm that the houses are linked together with at least 4 or more homes/lots on a line. If there is a need for a drain to be opened the cost should be divided between all property owners on the line. It is important when digging that you contact Florida Sunshine No Dig to prevent damage of any kind.
11. Rodd announced the New Owners meeting is open to new and current owners.
12. Next meeting will be January 6, 2022, at 1:00pm.
13. Fred Myall motioned for the meeting to be adjourned and Cindy Donovan seconded it. Meeting adjourned at 2:07pm.

Respectfully submitted,

Cindy Leising
POA Secretary