

Camp Florida Property Association
Annual Meeting Minutes February 19, 2022

Meeting called to order by President Blakeslee at 10:00 am.

Roll call: Blakeslee, Myall, Reising, Donovan, Leising. All board members were present.

The election committee confirmed that a quorum had been met.

No new residents were in attendance.

Minutes from the 2021 meeting were read by Secretary Leising. Motion for approval was made by Fred Myall and seconded by Cindy Donovan. Approved by board in a 5-0 vote.

Treasures report was given by Cindy Donovan, and it was reported our balances were very good for 2021. We finished the year under budget. Our finances do not reflect the insurance reserve which is at the \$100,000 goal. We will exceed the \$500,000.00 point this year and at that point we will have to vote if we want to do an audit, which will add additional cost to the property owners, or go by the compiled financial statements that we are currently using. This will be brought to a vote in our March POA meeting. A motion for approval was made by Cindy Leising, seconded by Lee Reising. Approved by board in a 5-0 vote.

Old Business: Rodd reviewed the park rules concerning windshield decals and placards are required on all vehicles while inside the park. They are available in the POA office through the park manager. Quarterly POA assessment payments are to be paid at Colley Financial and not through the park office. Lastly Rodd reminded pet owners that pets must be on a lease while outside your unit.

New Business:

1. Rodd discussed the action that will be required when our income exceeds \$500,000. The law requires that an audit be completed on our accounting which could potentially be costly to our property owners. The Florida 720 law does give us an option to either have a CPA firm conduct the audit or to have our membership vote to use the compiled financial statements that we currently get through Colley. There will be a vote conducted at the March POA meeting.

2. The second issue that will be addressed and voted on is finalizing the decision on the proposed new storage area. For the board to properly present this to the property owners, it is felt that a rendering be done with a drawing of the design, the landscaping that will be included, the estimated cost for storage, ways to finance the project, etc. This will be an added cost that will need to be voted on by the property owners. A vote will be taken at the March POA meeting. Currently there is a large list of residents waiting on a storage space.

At this point the meeting was turned over to the Election Committee. Ron Hazelton introduced the two candidates running for the two open positions on the board as Ron Goudy and Cindy Leising. Both candidates gave a brief statement on their intent to run for the board. Ron Goudy's statement was read by Karen Johnson as he was not in attendance due to quarantine restrictions. Ron then asked if there were any nominations from the floor. Frank Miller nominated Cindy Donovan as a candidate. Cindy accepted the nomination and gave a brief statement. She will be a write-in on the ballot.

A motion was made to recess the meeting at 10:28 am for the voting process to begin. Fred Myall approved the motion and Lee Reising seconded the motion. Approved by a 5-0 vote.

Meeting resumed at 2:00 pm. Election board member Dave Shoemaker announced the winners of the 2022 election as Ron Goudy and Cindy Leising.

Seated board members voted to elect Cindy Leising as president.

President Leising appointed Lee Reising as Vice President, Ron Goudy as Treasurer, Fred Myall as Secretary and Rodd Blakeslee as Member at Large.

Property owners were given the chance to come forward for comments and there was a request to have meetings conducted through Zoom. This consideration will be investigated. Another questioned if we would continue the digital form of the Critter instead of printing it. President Leising advised that it is the intent of the board to continue to have the Critter in digital form, but copies in black and white would continue to be available through the POA office.

Meeting was adjourned at 2:15 pm.

Next POA meeting will be on March 3rd at 1:00 pm.

Respectfully submitted,

Cindy Leising