

Subject: 2023 Camp Florida POA Board Election Packet

1. Notice of annual meeting

2. Meeting agenda

3. Proxy form

4.-8. Candidates resumes

**ANNUAL MEETING NOTICE
OF THE
CAMP FLORIDA PROPERTY OWNERS ASSOCIATION**

**LAKEVIEW CLUB HOUSE
231 SHORELINE DRIVE
LAKE PLACID, FLORIDA**

FEBURARY 18, 2023 AT 10:00 AM

AGENDA

CALL TO ORDER

INTRODUCTION OF NEW MEMBERS

ROLL CALL

MINUTES OF THE ANNUAL MEETING 2022

TREASURERS REPORT

OLD BUSINESS

NEW BUSINESS

NOMINATIONS FROM THE FLOOR

MEET THE CANDIDATES

ELECTION OF NEW BOARD MEMBERS

RECESS UNTIL 2:00 PM

RESULTS OF THE ELECTION

ELECTION OF BOARD OFFICERS

OTHER BUSINESS OF THE BOARD

ADJOURN

Notice of Annual Meeting of the Camp Florida Property Owners Association

MEETING AGENDA

January 28, 2023

Dear Member,

This letter is to notify you the Annual Membership Meeting will be held on February 18th, 2023, at 10:00 AM at the Lakeview Club House, Camp Florida, 231 Shoreline Drive, Lake Placid, Florida. We currently have five members that have expressed an interest in running for the three expiring positions on our Board of Directors. All have submitted a letter of interest by January 28, 2023. These letters are included in this packet. On Saturday, February 18, 2023, we will have time to accept additional nominations from the floor. Following the opportunity for additional nominations, a period of time will be provided for members to meet the candidates. The members will then have the opportunity to elect the three candidates they feel would best meet the needs of our community.

Upon entering the meeting, you will be asked to register your attendance. At that time, you will receive ballots that represent the number of lots that you own in Camp Florida. Since we know five of the candidates, their names will be on the ballot. You will add any candidates nominated from the floor. Upon completion of the voting, the Annual Meeting will briefly recess in order for ballots to be counted. The meeting will reconvene at 2:00 PM. At this time, the results of the election will be announced. The new board will elect its officers for the coming year, and any closing business will be conducted.

Please note these important items. Included in this packet is a proxy authorization. There is no absentee ballot voting as per our by-laws and Florida Statutes. If you vote in person, you will receive your ballot when you vote on February 18, 2023. If you are not going to attend the meeting, and want to vote, you must use a proxy authorization form. The proxy must be sent or given to the person who is voting on your behalf. This person must be a property owner in good standing in Camp Florida. The proxy is to be brought by the person representing you to the meeting in order to vote on your behalf on February 18, 2023.

You may vote for only three candidates and the votes are not cumulative, meaning you cannot vote for one candidate more than once. You are entitled to one ballot for every lot you own. If you are a multiple lot owner voting proxy, remind the person voting for you that you have multiple lots. Voting will end at 1:00 PM

Regards,

Cindy Leising

Cindy Leising, Camp Florida Property Owners Association Board President and Ron Hazelton, Selection Election Committee

Ron Hazelton

Camp Florida POA Proxy Authorization

I (we) _____ being the owner of record of Property located in Camp Florida Property Owners Association, assign my (our) voting rights to the following Property Owner.

(Said property owner must be in good standing and current on all POA fees and assessments.)

For the purpose of casting my (our) vote for Candidates of the Board of Directors and for either Audited Financial or Compiled Financial Statement at the Annual Meeting to be held on Saturday, February 18th, 2023 at 10:00am at the Lakeview Club House, 231 Shoreline Drive, Lake Placid, Florida

Proxy must be submitted by a current Camp Florida property owner.

Signature: _____

Camp Florida Address: _____

Lot Number: _____

Gilbert M. Calcagno

1/26/23

288 Shoreline Dr.

863-243-3102

I have been a Florida residence since July 4 1960. Attended junior high school and high school in Broward County. Joined the Air Force in Nov. of 1965 assigned to the 320th Bomb Wing in Rancho Cordova, California an was a Crew Chief on a B-52. I was honorably discharged, moved back to Fla. Worked for National Airlines In Miami.

Attended Air Conditioning Apprenticeship School late 1970. Worked for several A/C companies before going into a partnership with a close friend around 1983.

Around 1999 we bought a lot in Sun N Lakes South (on other side of Lake Grassy). Around 2001 I started construction of our new home. Four years later it was completed and we moved in.

Having worked in Camp Florida Resort on A/c replacement and service I became fond of the park and thought it was time to make a move. Debbie and I decided to buy lot 288 and 290 Shoreline Dr. around 2020. Our park model arrived May 2001. We are permanent, and year round residents.

Sincerely

Gilbert M. Calcagno

Cynthia D. Donovan

4309 N 700 W

Wabash, IN 46992

norcin523@sbcglobal.net

(317) 508-2368

PROFESSIONAL EXPERIENCE:

Indiana Department of Insurance

1985-2016

Chief Financial Examiner

- 2010-2016-Oversight of the financial analysis, examination and licensure functions of the 197 domestic insurance companies to assure that the Department maintained its accreditation. Oversight of troubled companies under Department supervision. The position also oversaw the Financial Services Operations which included licensure and regulation of various insurance related entities such as third party administrators, managing general agents, etc., the collection of premium tax, and maintenance of statutory deposits, fidelity bonds and all corporate records.
- 2006-2016 – Co-chaired the NAIC National Treatment Working Group that oversees the enhancement and maintenance of the Uniform Certificate of Authority Application (UCAA) process.

Deputy Commissioner Financial Services Operations

- 1998-2010 – Oversight of insurance company and related entities licensure or registration, collection of insurance company and surplus lines premium tax, statutory deposits, fidelity bonds and all related corporate documents.
- 2003-2006 – Oversight of the reorganization of the Patients' Compensation Fund Operations, this included automation of previously manual, time-consuming processes to provide data tracking, accuracy, efficiency and solvency.
- 1999-2004 Chaired the NAIC's Accelerated Licensing Evaluation and Review Technology (ALERT) Working Group which developed the UCAA for insurance company licensing that is now accepted by all states.
- 1998-2016 – Active on various NAIC task Forces, Working Groups and Sub Groups.
- 1994-2001 Participated on NAIC Analyst Team Project as a participant, assistant director and director for three years, which is responsible for the review of all insurance companies whose financial ratios fall outside of a normal range.
- 1998-1999 Examiner in charge of all domestic licensed or registered entities examination in preparation for Y2K.

Supervisor

- 1995-1998 – Financial analysis and transaction review of all domestic insurance company filings to assure that the Department maintained its NAIC accreditation.

Examiner

- 1985-1995 Conducted examinations of Indiana domestic companies, which included oversight of three troubled companies.

Laymen National Life Insurance Company – Anderson, IN

1966-1985

- 1982-1985 Assistant Controller responsible for the collection of premiums, posting, processing agents' commissions, maintenance of company investments, premium tax filings, supplies and mail-room operations, records and documentation. Point person for CPA audits and Department of Insurance examinations.
- 1975-1982 Assistant Vice President of Computer Operations, which included programming and day to day operations.

Haynes & Fenimore CPA Firm – Anderson, IN

1974-1978

Assisted the firm in setting up their computer system and operations which included financial statements, payroll, billings and inventories for their clients.

Indiana College of Business & Technology – Indianapolis, IN

1965-1966

Instructor of typing, key punch and data processing machine operations.

Achievement:

Recipient of the NAIC's Dineen Award, which is for outstanding services and contribution to state regulation of insurance.

Education:

Various NAIC training courses for financial analysis

Indiana College of Business & Technology

Ball State University

Northfield High School

Camp Florida Board Of Directors Resume

January 14, 2023

Robert (Bob) Platt
23 Hidden Cove
Lake Placid, FL

7616 Tipton Hwy
Tipton, MI 49287

517-442-9488

Married Sandy Platt (49 years)

Michigan State University 73 BS Soil Science
Cutler Dickerson Co - 1973-2016 agri bussiness sales
Franklin Township - Trustee 10 years / Supervisor 22 years
Farmed 30 years
Farmer Lead advisory Board 2016-present (Promote soil and water conservation in
an effort to reduce phosphorus run off into the western Lake Erie Basin)

We have been spending winters at Camp Florida since Nov. of 2018 and owners since
2019.

I believe that my work experience will enable me to be an effective member of the board
of directors.

We should continue to maintain our buildings, grounds and recreational facilities while
remaining fiscally responsible.

The covenants are outdated making it hard to interpret the rules and regulations that
govern this beautiful park. We need to be clearer on what is and isn't allowed to keep
this park a great place to live.

We are in a unique position to make changes to our covenants because we are not
controlled by a giant corporation.

Bob Platt



**Tom Reifsnyder
58 Hidden Harbor Ln. E-58**

Hello, My name is Tom Reifsnyder and I am running for Camp Florida's Property Owners Association board member position.

I have been a Professional Firefighter and Paramedic for over 36 years. In that time I have served the organization in many capacities that may be beneficial to our POA.

- I have served as a board member on a union executive board.
- I have served on committees implementing and adjusting rules, regulations and Standard Operating procedures. I have also been involved with fire apparatus specification committees. These positions and committees have given me experience working within organizations to resolve issues and find the best solutions.

Some of the things that I think are important to our future are:

- Maintain and improve the beauty and charm of our property.
- Protect property owners rights.
- Protect and improve property owners property values.
- Plan and budget for future property maintenance and improvement.

I am fiscally conservative and believe it is our responsibility as board members to be good stewards of our Owners money.

Lastly, I believe in taking a systematic approach to problems. Sometimes the first reaction to a problem may not always be the best solution. We as board members need to take the time and effort to see all sides of the problem and find the most fair and equitable solutions.

I realize this will be a learning experience and I'm up for the challenge. Thank you for your consideration. If you would like to speak to me personally please feel free to stop by or call me at 954-675-9581. Thank you.

January 28, 2023

SEREITA SEAMANS

Please accept this as my application for the election to the POA Board.

I'm Sereita Seamans. My husband (Charlie) and I permanently reside at 310 Shoreline Drive.

We have been married 54 years and have 2 sons, 3 grandsons, 1 granddaughter, and 1 beautiful daughter in law.

We were both born and raised in northwestern Pennsylvania (north west of Pittsburgh).

I was an Army wife for 22 years and a Police Officers wife for 26 years.

I went to school at the University of Kansas, and finished at Elizabethtown, KY community college.

After my husband retired from the Army, we made our home in north central Kentucky. We lived there for over 35 years and sold everything to move to Camp Florida.

I worked for the government in upper management (Management Analyst) for over 32 years and retired when I turned 62.

I managed and supervised a branch of the Business Operations Division.

I've also owned and operated 2 successful businesses in my spare time. One in Kansas and the other in Kentucky.

I have been blessed to be in a community with foresight and a sense of community belonging. We are a financially stable community and I want to see it stay that way so that we can have a legacy of leaving our community better off than when it was founded. I hope to make a difference.

Thank you,

Sereita Seamans

310 Shoreline Drive