

Camp Florida POA Board of Directors Meeting
March 4,2023

1. Meeting called to order at 1:00 pm by President Leising
2. Members present, Leising, Donovan, Pease, Goudy and Platt
3. Approval of amended agenda
4. Minutes of the previous meeting and the special work meeting were read.

Goudy requested a correction be made to the regular Board minutes on item 8 new business, line C update rules. To read:

A motion by Goudy second by Leising to update the verbiage on Camp Florida Property Owners Association, Inc. #15 vehicles to read all vehicles, boats, trailers, cars, trucks, golf carts and cargo trailers must be parked on concrete or concrete pad as per item number two in the line in the sand document dated January 6, 2011, motion approved 5-0

Motion by Pease support Goudy to approve corrected minutes Motion carried.

5. Treasures report, accounts are all in good standing, expenses are below budget so far, the treasurer ask to have all money turned in by April first so she can close the books. Motion by Pease to approve the treasurers report support Goudy Motion carried.

6. Park manager's report, 22 new guests, tree trimming is done, power washing of buildings is being done. It was asked that residents do to not cut through lots as they are private property.

7. No new POA members were in attendance.

8. Committee reports,

a. Arc. Committee had 7 new applications. The current Chairman Tony Tonatore submitted his letter of resignation stating he has served a long time and it's time to let someone else take over. The Board thanked Tony for his service and time served.

b. Activity Committee reported on the past month and thanked those who contributed.

c. Election chair reported we had 276 votes along with 40 proxies for a total of 316 votes cast in the election. He also thanked the election workers for their help.

d. Beautification committee reported it is dry and therefore difficult to keep plants alive. The committee thanked those who made donations.

9. Old business 2 new dryers installed in Beachfront and E. John Simms stated he would like 4 more to complete replacement of all dryers. The security equipment is ordered.

10. New Business

a. discussion on vote and strategy to change covenants. Chair appointed Bill Pease to head committee to get the vote out.

b. Arc and Election committee, Motion Platt to accept resignation of Tony Tonatore as Arc Chair, support Goudy. Motion carried. Motion Pease to appoint Fred Myall as Election chair support Goudy. Motion carried. Motion by Leising to appoint Ron Goudy as Arc committee chair support Pease. Motion carried.

c. Activity Budget, Treasurer Donovan explained the difficulties involved in doing a budget and that they can spend up to \$500.00 without board approval. Also, the committee stated they didn't need a budget. Pease stated he was in favor of leaving the tip/donation jar out at grilling and canteen events.

d. Motion Pease to change our fines on Camp Florida Property Owners Assoc., Rules and Regulations. Support Platt. As follows #1 Speed limit, change to \$75.00 per occurrence. #2 trash; change to \$50.00 per occurrence. #4 Golf carts: change to \$75.00 per occurrence. #5 Pets: change fine to \$50.00 per day. #6 Boats: Change fine to \$50.00 per occurrence. #13 Vacant Lots: Change to \$50.00 per occurrence. #15 Vehicles: change fine to \$50.00 per day. #17 Weeds: Change to \$50.00 per day. #19 Quiet Hours: change to \$100.00 per occurrence. #21 All other Violations: Change to read \$50.00 per day. Support Platt, Motion carried.

e. Motion Leising, Support Donovan to approve the fines committee meeting, which is scheduled for March 27th at 3:30pm, to review the proposed fine for 2 Grassy Lake circle for failure to park on concrete. The fine, if approved by Fines committee, will automatically be imposed, and will start from the back date of initial incident letter. Motion carried.

f. Discussion on new gate security.

g. Discussion on locking pool house and club house after quiet time.

h. Motion Donovan to adopt New Owners Fee of \$150.00 per transaction. The fee would cover: the estoppel fee of \$50.00 levied by Camp Florida accountant Susan Colley, CPA and time and work required by the park manager; support Goudy, Motion carried.

Member comments: comments from members about activities budget (see attachment), card reader questions, tip jar/donation are a good thing, and the need for more chairs at the pool. All comment will be taken into consideration by the board.

Motion Pease to adjourn meeting support Donovan. Motion carried.

Meeting adjourned at 2:25 pm

Respectfully Submitted

Robert W. Platt Secretary