

Camp Florida Board of Directors Meeting

November 2, 2023

1. Meeting called to order by acting chair person Pease at 1:00 PM.
2. Pledge of allegiance .
3. Members Present. Donovan, Pease and on line via Zoho meeting, Goudy, Leising and Platt.
4. Amended agenda Truck purchase will be discussed during budget discussion. Motion Goudy, Support Platt Motion carried 5-0
5. Secretaries report as presented for April 6th and special work meeting Oct 19, 2023 were presented and approved as presented. Motion Donovan support Pease. Motion carried 5-0
6. Treasurers report. Treasures report was presented by Donovan who reported we are \$11,500 dollars under budget. Motion Donovan to approve the report, support Goudy. Motion carried 5-0
7. Park Managers report was presented by John Simms. Incident reports 53, Parking notices written 16, Letters written 68, texts or calls 10, work orders completed 102, Renters checked in or registered April-Oct. 69, and numerous projects completed. See attached document for further detail.
8. There were no new residents in attendance.
9. Standing Committees report.
 - a. Architectural committee chair Ron Goudy asked that any new construction or additions come to him first for approval. Also he is looking for an assistant to help him, a full time resident would be great.
 - b. Activity Chair report was given by Bill Pease for Chairperson Deb Owens . All activity chairs have been filled for the up coming season.
 - c. Fred Myall, election chair asked that all new owners or change of property should be reported to the office so voting records can be updated.
 - d. Beautification committee chair Diane Newberry said they were starting to work on their plan for the upcoming season.
10. Old business. None was heard.
11. New Business.
 - a. The treasurer Cindy Donovan stated that a resolution is needed from the board to purchase C/D's and or move money to others banks for higher interest rates. Motion by Donovan authorizing the treasurer to invest in Certificates of Deposit to obtain a better return on Camp Florida's money currently on deposit; and open an account or accounts in another bank to assure the total amount maintained with any bank is less than FDIC insured amount or \$250,000.00. Support Platt. Pease asked if it still would require 2 signatures from board members to move the money and the treasurer answered yes, Motion carried 5/0.
 - b. Tractor purchase for the park. Ron Goudy talked about the need and benefits for the park to purchase a utility type tractor with a loader grapple bucket to help with brush cleanup and after high wind events. This would increase our efficiency and safety for the workers. Motion Goudy to purchase a Kubota LA526 25HP utility tractor complete with a front end loader, bucket and grapple. Additional accessories to include Pallet forks and a 60" box scrapper. This equipment will be purchased over a 72month period at 0% interest. Total tractor and bucket cost not to exceed \$37,500.00. Pricing also includes insurance for bumper to bumper coverage for the length of the loan. Support Donovan. This purchase being over our \$25,000.00 limit requires a simple majority vote from the owners. The floor was now open for discussion. Questions were asked about total price and what items were included. Was a pickup truck also going to be purchased. Was fuel and insurance included in budget. It was asked why we are spending money on items the residents don't want. Board member Platt asked how many

residents were in attendance Pease stated approx. 20-25%. Platt stated he felt this vote was too important for such a small turnout and would not support the motion. After questions were asked and answered the vote was taken by a show of hands. The results ended up with 48 for and 23 against.

The vote by the board of directors was then taken as a roll call as follows. Goudy/ yes, Leising/yes, Donovan/yes, Platt/no, and Pease/yes. Motion carried 4 yes 1 no.

c. Storage lot rate increase was the next item for discussion. Pease stated that the board is looking at raising the storage lot rates. Our rates today are way lower than any commercial lots around us. Motion by Pease to increase the rates on storage lots to \$35.00 per month for large lots and \$30.00 per month on for smaller lots . This increase will be effective January 1, 2024. Support Donovan. Motion carried. 5/0.

d. 2024 Budget approval. Treasurer Cindy Donovan presented the proposed 2024 budget. There is not a guaranteed premium for our insurance. The best guess worst case price is set at \$70,000.00 which is up over \$35,000 from last year. Our deductible reserve needs to be increased because of our increase in property values to stay at our 10% reserve for deductibles. New proposed purchases include a box scrapper and pallet forks \$2500.00, pickup truck for \$20,000-\$24,500, tow behind lift for \$10,000 . the proposed budget would increase our quarterly POA fee's by \$45.00. for total of \$376.00 per quarter. Motion by Donovan to approve the proposed Camp Florida Property Owners Association 2024 budget as written. This approval will result in an increase of \$45.00 per lot per quarter. Making the quarterly fee per lot \$376.00 effective January 1, 2024. Support Goudy. Platt asked for discussion on the motion. Platt expressed concern over the budget without a firm insurance Premium, also the number of new purchases and increases in spending of close to \$100,000.00 without more input from the residents. Roll call vote was taken. Platt/NO, Pease/ Yes, Goudy/Yes, Leising/Yes, Donovan/Yes. Motion carried 4/Yes to 1/No

e. Front gate update. Neil Landry reported that the front gate has been updated to allow vehicles with sirens entry by automatically opening the gate. We have new cameras order from last years budget to replace old cameras, he is evaluating computers we current own for card reader compatibility. He has not yet ordered tags or software for updating gate entry at this time.

f. Rules and guidelines for sewer repairs. Ron Goudy spoke about private sewer line repair and how would be responsible for payment. Goudy to head up committee along with Platt and possibly 2 other park residents to establish rules for sewer repair and how has responsibility.

g. Screen rooms and canopies, kite sun shades. Pease stated the board has had several questions about canopy/ sunshade structures and there is a need to clarify what is allowed. Goudy said he is opposed to the ez up type temporary structures, he stated we are a resort not a campground. Motion Pease to revise Rules and regulations #10 to say that no pop up canopies, or kite type shades are allowed, screen room structures must have a rigid metal frame and be anchored to a concrete slab to ensure stability during hurricane like wind conditions. Arc committee along with a board member approval is needed. Ez up canopies are allowed for temporary day use and must be taken down at night. Support Leising Motion carried 5/0

h. Golf cart restrictions. Donovan explained that Florida has a new law stating a golf cart driver must be 16 years old and have a valid drivers license to operate a golf cart and that our attorney and insurance company recommends following Florida law. Motion Donovan to revise rule #4 Golf carts to comply with Florida Law. Revised rule shall read All drivers must be 16years old and must comply with Florida law. Golf carts without working lights are not permitted on streets after dark. Violators will be fined \$75.00 per occurrence. Support Goudy. Motion carried 5/0.

12. Property owners remarks. Lee Reising asked for clarification on existing Kite shades. Sharon Doran asked about using reserve funds to purchase tractor and truck. Also question on screen room. Joyce Covington commented on golf cart rules. Cindy Cook commented on not allowing residents to discuss motions. Fred Myall said the board was following the rules set forth in the covenants and

bylaws. Lynn Burgman commented on the gate. Also Sue Govelitz talked in support of the tractor purchase.

13. POA board comments. President Leising stated that the Camp Florida Friends Facebook page should be taken down. The originator has passed away and no one else can manage the page. They are working on it. Hopefully another page will be started for residents only.

She also said all activity chairs have been filled. A big thank you to all volunteers who stepped forward to fill these positions. We will be developing a kitchen use agreement.

14. Next POA meeting is December 7, 2023

15. Motion to adjourn Goudy support Donovan. Motion carried.

Respectfully submitted

Robert Platt, Secretary