

December 7, 2023
Camp Florida POA Board Meeting
Club House Great Room/ ZOHO internet meeting App

Meeting called to at 1:00 PM by Vice Pres. Goudy.

Roll Call: Present Pease, Goudy, Platt, Donavon, Leising was on ZOHO Meeting. The agenda was presented with no additions or corrections. Motion to accept by Donovan, supported by Pease. Motion carried 4/0.

Minutes: Motion by Pease to approve the minutes as presented, support Donovan. Motion Carried 4/0

Treasurers report: Treasurer Donovan presented the treasurers' report explaining our new insurance policy. We had budgeted \$70,000 for 2024, the new premium came in at \$89,000 for a broad coverage policy. Treasurer Donovan stated that after looking for different options at separate policies, eliminating wind coverage for the bath houses, and increasing the deductible, and raising the coverage for the club house to \$1,890,000 the new Insurance policy premium will be \$38,500. Motion by Platt to accept the treasurers report, support Pease, motion carried 4/0.

Park Managers report: John Sims stated that everyone should use the sidewalks when going to the bathhouses. The area between lots is private property. Anyone using the laundry facilities should stay in the laundry or nearby to promptly remove laundry when finished. Anyone with questions or concerns about something in the park should see the park managers, please do not disturb the maintenance workers.

New members: Clyde and Elain Wirth, Hugh Lorrey

Standing Committee reports: **Arc committee**, Ron Goudy, chair, stated that any new work that is done on property should have a permit from the ARC committee. Goudy nominated Jerry Bowers and Gil Calcagno to be on the committee, Motion Pease to approve nomination, support Platt motion carried 4/0.

Activity Committee co-chair Dianne Newberry gave her report.

Dianne Newberry also reported on the **beautification committee's** activities.

Election committee chair Fred Myall reported that the annual POA meeting will be held on Feb. 17, 2024. There will be two seats on the board up for election. Anyone interested in running for the board please submit an application and resume to Fred Myall.

Old Business: Ron Goudy updated the members on the purchase of 2008 Ford F150 pickup for \$15,000. Plus, the purchase and delivery of our new Kubota tractor and loader.

Platt gave a report from the sewer repair committee consisting of Rod Blakeslee, Fred Myall, Tom Scott, Ron Goudy, and Bob Platt. The committee agreed that whoever shares a sewer lateral will share in the cost to clean it out, this is not a new policy just a clarification of what has been done in the past. Please see the attachment for the current sewer cleaning policy.

New Business: John Sims stated that Duke Energy has offered to replace the streetlights that have black poles within our park with new poles and lights. There will be no charge for this but would result in a \$100 per month savings in electric costs. No action was taken at this time as the board is seeking more detailed info on the lighting proposal. Ron Goudy and John Sims reported on our effort to establish an emergency exit through our gate at Skinny dip point. It was stated that our neighbors in the Sun and Lakes community next to us are unhappy with the noise and reckless operation of boats on our property during the summer months. The board will discuss this at our next work meeting.

Guidelines for tractor and truck use. Bob Platt read into the minutes the policies for truck and for tractor use. Please see attachments.

Tom Stansifer stated that his wife started the CFR Friends Facebook page. It was meant to be a friendly place to keep track of friends and happenings in the park. With his help the page now has new admins to keep better track of what is being posted.

Property owners' remarks: Joan Kolb gave an update on the Christmas golf cart parade and caroling. Connie Grant asked why the work meeting minutes were not read. Ron Hazelton reported that he was painting street numbers on the road and asked that you not drive on fresh paint. Hugh Lorrey read a statement that he thought the park was selectively enforcing rules. Cindy Koch read a statement about selective enforcement, needing fewer management employees and kitchen use. Tammie Marie had concerns that not all summer residents are at fault for noise at skinny dip point in the summer. John Johnson would like a handicap sticker for his golf cart. Plus, all new business should be voted on. Mike Seamans talked about some history of the park and that the POA board should be supported for the job they do.

The chair stated the next meeting will be 1/4/24 at 1:00 pm in the Great room.

Motion Platt to adjourn, support Pease Motion carried.

Respectfully submitted,

Bob Platt, Secretary