

Camp Florida Board of Directors Meeting

April 6, 2023

1. Meeting called to order at 1:00PM by Presedent Leising in the club house.
2. Pledge of Allegiance
3. Members present; Pease, Platt, Leising, Goudy, and Donovan
4. Amended agenda was approved.
5. Minutes: Minutes were available to read prior to the meeting. Motion Pease to accept the minutes as presented. Support Platt, Motion carried
6. Secretaries report. We are under budget. The bank balances will be adjusted between banks to stay around the \$250,000 FDIC ins. Max. Motion Leising to approve treasurer report. Support Platt. M/C
7. Managers report: 9 letters addressing violations were sent out. Setting up people to be liaisons between the office and there circle for better communications. Starting May 1st your clickers will need to be reprogrammed.
8. New members: Welcome Sandra Zenser, 282 Shoreline Dr.
9. Arc committee: 14 permits have been issued. 3 new Park models along with other improvements. Chairman Goudy explained property lines to the road and the need for Co. permits. An engineers approval will no longer be accepted for concrete closer than 5' to the property line. 8'x12' sheds may be placed in the storage area upon approval.
10. Activity Committee: Pres. Leising appointed Deb Owens as chairman and Lee Reising as Vice Chair.
11. Election Committee: New Chairman Fred Myall said the next election will be Feb. 17th at the next annual meeting.
12. Beautification committee: Diane Newberry said all is well till next fall.
13. Old Business:
 - a. Neil stated cable has been run and several new cameras have been installed. There is a problem with the security strip reader so there will be a delay in using them at the gate. The cards will continue to work.
 - b. Board member Pease talked about progress made by the committee to change the covenants. Presented a letter (see included) that will be sent out to our membership soon. Also stated the main goal at this time will be to change the percent of vote needed from 90% to 75%.
14. New Business:
 - a. Motion Pease to purchase a new 27" GE stack washer/dryer combo to replace the current unit in the kitchen from ABC Appliance for a total not to exceed \$1700.00. Sales price includes hoses, cord delivery and sales tax. Support Gaudy Motion Carried. 5/0
 - b. Motion Leising to purchase 16 additional Nardi Omega Commercial multi position stackable chaise lounges for the pool. These lounges will be purchased through Costco for an est. cost of \$275.00 ea. and will be beige in color with a stain resistant sling fabric

and a specially designed resin frame. The booster committee has committed to a \$3000.00 donation out of 2024 booster ticket sales and the balance will be paid by the POA. Total cost not to exceed \$5000.00. Support Pease. Motion carried. 5/0

c. Motion Platt to add to Rules and Regulations#21 storage/utility trailers. All storage / utility trailers stored or parked on personal lots shall be no bigger than 100 sq. ft. in size. Support Goudy. Motion carried. 5/0

d. Motion Pease to purchase a Grasshopper 52"deck riding mower to replace our current mower that years is 7+ years old with substantial deck damage. The replacement mower will be purchased from Royce Supply and will not exceed the quoted price of \$8700.00. Support Donovan, Motion carried. 5/0

e. Rental of half lots. Motion by Leising for Camp Forida POA, INC to move forward with the discontinuance of ½ lot rentals. This is in accordance with the Highlands County Land Development Regulations found in Section 12.05.223 RV Park FUD. Under section F which states: Minimum lot & rental space requirements. Each rental space shall have a minimum lot width of 40 ft and minimum area of 2,400 sq. ft. (found on page 173)

15. Property owners comments:

a. Ellen Budish presented to the board a petition containing approx. 72 signatures representing approx. 50 lots. Seeking the boards approval to form a committee to report to the board there findings on potential dog park sites in Camp Florida. The board said to go ahead and form your committee.

b. Ron Hazelton shared some election data. (see enclosed data)

c. Gil Calcagno shared an update on the proposed new baseball bean bag league that will be held next season.

d. Brad and Joan Kolb shared pictures of existing structures in the park similar in there opinion to what they would like to put up. The board will take under advisement.

16. Board comments.

a. The board recommended proceeding with planning and budgeting for additional storage added to the club house.

b. Circle of Friends reality. Let it be know that she does not represent this park in any official capacity as far as lot sales or rentals.

c. Pease asked if we could get a Zoom acct. so we could zoom meetings for people not able to be at meetings.

Goudy motion to adjourn, support Donovan Motion carried 5/0
Meeting adjourned at 2:15 pm

Respectfully submitted

Robert Platt Secretary

