

## CF BOD Work Meeting

March 21, 2024

Meeting called to order at 9:00am by President Goudy.

Members Present: Goudy, Platt, Pease, Donovan, Leising

Also present were John Sims, Colsonn Jean and Mike Kane. Ron Goudy introduced Colsonn and Mike to the residents at the meeting.

- 5 Year Plan Survey/2025 Budget; It was stated that the 2025 budget needs to be approved by the end of November per our covenants. Ron led the discussion on the results of the five-year survey that the community was encouraged to participate in and of the 397 lot ownerships with fifty-two multiple lot owners we received eighty-two responses which equates to 24%. Items discussed were:
  - Resealing of the roads throughout the park. The last time they were seal coated was approximately 5 years ago. With the many cracks in the roadways, we will need to fill cracks with the next sealing. John Sims will get a quote on sealing, filling cracks and new asphalt for planning the budget. The current road reserve has \$218,000 in it and we are required to add a percentage to this reserve on a yearly basis.
  - Pickleball/Tennis court resurfacing/recoating was discussed. It was agreed that some alterations to the existing courts like extending the fencing, upgrading the lighting, adding another exit gate, and restriping two additional pickleball courts could be added at a reasonable cost. Judy Meidema will get some quotes for the budget process.
  - Pet Park was discussed. The board is waiting for the results of the survey that the committee is conducting to see what financial support there will be, who would use the park and detailed plans on the rules or use of the park. Cindy Donovan advised that our current insurance company's policy would not be renewed if a pet park is added due to the liability risks. The consensus of the property owners would also be taken into consideration in this decision.
  - Bill Pease would like to add a dump trailer to the budget proposal for 2025.
  - Wi Fi replacement thermostats were suggested for the 2025 budget by Gil Calcagno to help reduce utility costs in the Pool House and Club house.
- New Attorney for Legal Advice
  - Discussion was held concerning exploring other alternatives for Legal advice. The board felt we should get information concerning other law firms to compare pricing, services provided and expertise. Bill Pease will try and set up a Skype call to interview another law firm to help in our decision-making process.
- Pool Deck Resurface
  - Discussion was held concerning the safety liability concerns with the slippery condition of the Pool deck. We have had several falls over the last two years due to this condition, with some resulting in medical injuries. It is felt that the multiple coats of paint (up to five coats) have caused the roughness in the concrete to become slippery. We got a quote from Precise Painting & Pressure Cleaning in Lake Placid to grind the complete surface (approximately 5600 sq. ft.) the entire deck surface, apply a bubble texture and paint with two coats of stain for a total cost of \$25,000.00. This expense

would be paid with reserve funds. It was suggested that we get this done as quickly as possible to avoid any other falls or injuries. This would require the pool to be closed for approximately two weeks.

- New Well for Irrigation and Pool
  - Discussion was held concerning the addition of a new well that would not produce the iron staining that we currently get on our buildings, sidewalks, and fencing from our existing well. The cost of the well drilling including a pump and pressure tank would be \$3600.00. The Booster's have made a commitment to cover this expenditure out of next year's ticket sales. It is estimated that we would save up to \$7,000 over several years in our US Water bills for topping off the pool alone.
- Quiet Hours Enforcement (added to the topic list)
  - Discussion was held concerning the monitoring of the Pool House and Club House during CR Quiet Hours as we did over the summer last year. It was decided that we need to continue this procedure and Park Management would arrange and monitor this process.

The meeting was adjourned at approximately 10:30.

Immediately after the meeting, the BOD met in a short Executive Session.

Cindy Leising,  
Secretary

\*\*\*Approved at the 4-4-24 POA Meeting\*\*\*