

## CF BOD Work Meeting

October 24, 2024

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

Members Present: Goudy, Pease, Donovan, By Phone: Leising & Platt

Also present were Colsonn Jean and Mike Kane.

- 2025 Budget Discussion

- Ron Goudy explained to the property owners present that by Florida State Law the new budget has to be planned and approved at the November POA meeting. A copy of the Draft Budget will be emailed to the property owners for review by the end of the day on October 24<sup>th</sup>.
- Cindy Donovan reviewed the current insurance policy, and it was recommended by our agent that we renew our current Insurance policy for the 2025 season. Our current premium is \$41,500 which is a 7% increase for the coming year. There will be a couple of adjustments so \$45,000 is in the new budget to cover this increase. Our deductible has been increased to \$225,000. Our club house is valued at \$2.25 million dollars. At the end of 2024 we will have \$140,000 in the insurance reserve. The proposed budget, if approved, would require a \$29.00 quarterly increase to our POA assessments for next year.
- An additional budgeted item is the Federal Tax that has to be paid on the storage lot income. Approximately \$14,000 will be included in the budget to cover this expense and investment income.
- Other 2024 items will be \$20,000 for a new air conditioner and \$47,500 will be moved to the Equipment reserve.
  - Purchase of a new side by side for Maintenance
  - Upgrade the (2) golf carts for the park managers.
- Improvement projects being considered for 2025.
  - A 28 X 17 cover for the pool patio area to provide must needed shade and eliminate the umbrellas.
  - Painting of the circle shower houses.
  - Landscaping, irrigation, and beautification along Shoreline drive. Ron will get recommendations from Diane and Cheryl for this project.

- Front Gate Update

Neil Landry was present to discuss the entrance reader update that will be ordered in the near future. The present clickers will be replaced by a bar code decal that will be placed on vehicles & golf carts for entrance to the park. There will be a trial period before implementation to ensure the system is working properly. The key cards will remain in place. Entrance stickers will be physically installed on vehicles by park management. There was much constructive discussion by the property owners at the

meeting and there are many details that still need to be discussed and finalized before the new system is implemented.

- Street Light Discussion
  - Ron Goudy explained the new streetlights were installed by Duke Energy over the summer. The new lights are LED lights which make them significantly brighter than the old lights. They are also about four feet higher but there have been concerns over the brightness and the bugs that the lights draw. There are shades available for purchase from Duke Energy to help with this issue. Bob Platt mentioned that we have a 10-year contract on the new lights. Colsonn will contact Duke Energy to see what resolutions they may have to resolve the issues presented.
- Property Owners Comments
  - Sharon Doran expressed concerns over standing water behind her home. She fears trees will die. Asked if the water could be pumped out and Ron said we could not pump the water into the lake. Bill Pease feels the water table is high throughout all of Highlands County due to the rainy season and the seasonal rains we have had causing this standing water in this retention area.
  - Tammy Hauler questioned if we are treating the water to keep the mosquitoes down and Colsonn advised they have been treading with granules to combat the mosquitos.
  - Lonnie Clark inquired if the bocce courts had weeds and Bill Pease advised the weeds are dead, but the court needed to be groomed.
  - Colsonn advised the benches are in the area and the cover/area had been cleaned.
  - Bill Pease mentioned the Big House by the pool appeared to need some repairs and Ron indicated that management would contact the owner to discuss before a follow-up letter would be sent.

There were no further questions or comments, and the meeting was adjourned by President Goudy.

Cindy Leising,  
Secretary

\*\*\*Minutes approved at the Nov. 13<sup>th</sup> POA Meeting\*\*\*