

Camp Florida POA Meeting Minutes

April 4, 2024

- Meeting called to order by President Goudy at 1:00pm
- Pledge of Allegiance led by President Goudy.
- Roll call: Pease, Goudy, Platt, Donovan and Leising all present.
- **Approval of the Agenda**
 - Item c – Beach Revitalization Update was added under Old Business.
 - Item d – New Attorney was added under New Business
 - Motion for approval by Cindy Donovan and supported by Bill Pease. Motion carried 5-0.
- **The Secretary's report** from the POA meeting of 3-7-24 along with the minutes from the BOD work meeting of 3-21-24 were presented to the board by Cindy Leising. Reports were reviewed and changed in title of Mike Kane was noted as Facilities Manager in lieu of Assistant Park Manager. Motion to approve with noted change by Bill Pease and supported by Bob Platt. Motion carried 5-0.
- **Treasurers report** was given by Cindy Donovan. Financial statements for December, January and February were recently distributed to the property owners. Cindy reviewed our finances and advised if anyone has questions to please contact her and she would be glad to answer any questions.
- **Park Managers Report**
 - John Sims, Park Manager reported that there were:
 - 21 Work orders were completed.
 - 6 Incident reports issued.
 - 3 guests checked into the park in March.
 - John thanked all who arranged and participated in his Retirement Party.
 - Colsonn Jean reported that they will be concentrating on Beautification projects in "A" Circle and the Pool House over the summer.
- **New Park Members**
 - Patrice Juneau and Anna Boutin, new property owners of B-11 were introduced.
- **Standing Committee Reports**
 - *ARC Committee:* Gil Calcagno reminded property owners that before they make changes to their homes or property, they need to complete an Architectural request form that needs to be approved prior to any work being done. Attention to the 5-foot property line needs to be adhered to.
 - *Activities Committee:* Deb Owen reported that the last Activity meeting was held on 3-28-24. The next meeting will be on 12-12-24 and Dianne Newberry will be conducting the meeting. There are several speakers already lined up for Coffee & Donuts for next year which will include Sam Donaldson, Archbold Biological System representative and a Master Gardener. Since these speakers will not be promoting any sales, the \$75.00 donation will not be collected to help cover the costs of the donuts. The fee for donuts may have to be adjusted to cover the cost of this social. The CF Singers are looking for a volunteer to lead this activity. The expenses for Activities this year ended under the \$5000.00 allowable budget at \$4579.00. Deb acknowledged the work that the Board and all the volunteers do for our park. Deb agreed to chair Activities for another year.
 - *Election Committee:* Fred stressed that all changes/sales of property within the park need to be reported to him so that the voting records are up to date. There will be three board positions up for reelection next year. Everyone is encouraged to consider running for these open positions.
 - *Beautification Committee:* Dianne Newberry and Cheryl O'Brien reported that they continue to work hard to make our park beautiful. They appreciate all the volunteers who have helped.

- **Old Business**

- *Quiet Time Enforcement:* We will once again lock the Club House and Pool house during our established Quiet Hours from 11:00pm – 7:00am during the summer months. Gil Calcagno agreed to seek volunteers to help enforce this task. Anyone willing to help with this please contact Gill at 863-243-3102.
- *Update on Gate Entry System:* Neil Landry gave an update on the installation of a new Gate that it has been a lengthy process finding a system that has software that will allow a timestamp for temporary guests. He advised that the gate cards will continue to work and reminded everyone to take them with them when they leave for the summer, so they will not have a problem with re-entry into the park.
- *Beach Revitalization:* Jay Wolff reported that the proposed beach area will be approximately 15 x 75 and will require 36-40 yards of sand. He had gotten a quote from Robbins Nursery @ \$2700 and one from Jahna Concrete for \$1980. He will begin to remove the grass from the beach area in the next couple of weeks. We have received several donations for the purchase of trees for shade for the area. Sharon Doran will donate money for a tree in memory of Art. Larry Oser reminded us that **no** boats can be moored on the beach. Patrice Juneau and Anna Marie Boutin volunteered to help with this project.

- **New Business**

- *Pool Deck Resurface:* Ron Goudy reported that we have received a quote from Precise Painting and Pressure Cleaning to resurface the pool deck area to eliminate the falls that have occurred over the season due to the slippery surface. The quote was \$25,000.00 and the expense will be paid out of a reserve. This will cause the pool to be shut down for two weeks and the start date will be ASAP. We are hoping to have this completed prior to the Memorial Day weekend. Bill Pease made a motion for approval and supported by Ron. Motion carried 5/0.
- *New Well for Irrigation:* Ron reported that the current well used for irrigation around the Clubhouse is drilled too deep causing rust on the sidewalks and building. He had contacted a vendor to drill a new well that we could use for irrigation and for topping off the pool for \$3600. It is estimated that an approximate savings of \$5000.00 toward our US Water bill could be achieved. Since this vendor requires a cash payment Jerry & Sandy Bowers agree to advance payment of the well out of next year's Booster money and get the reimbursement with next year's ticket sales. Bob Platt made a motion to proceed with this investment and supported by Cindy Donovan. Motion carried 5/0.
- *Dumpster Camera Installation:* Ron discussed the fines (upward of \$200.00) we continue to incur due to improper items being put in the incorrect dumpsters. A camera has been installed to monitor this situation so violators can be identified. No cardboard is permitted in the Household or Construction dumpsters. Cardboard **must be broken down** and placed in the Garbage dumpsters. If this continues, we will discuss the removal of the Household and Construction dumpsters.
- *New Attorney:* The board interviewed an attorney as an additional/replacement for our current attorney who has represented the park for many years. It was felt that we needed to try a different law firm to ensure we are getting the best legal advice for our park. The new Attorney (Becker & Poliakoff) requires a \$250.00 retainer, which entitles us to discounts and extra benefits. Cindy Donovan expressed her reservations with the change. Cindy Leising made a motion to proceed with the change, supported by Bill Pease. Motion carried 5-0.

- **Property Owners Remarks**

- Mary Ann Hardy expressed concern with being able to reach the current entry system with the gate cards when the clickers are discontinued, Ron explained to her that there would be a bar code on the vehicle windshield that would trigger the gate to open.
- Fred Myall suggested larger and better signage near the Dumpsters to help with the clarification of the items permitted in each dumpster.
- Dianne Newberry thanked the board and suggested that if a complaint is submitted that it be accompanied with a suggested resolution.
- Larry Oser suggested we remove the dumpsters to resolve the issue.
- Tammy Hauler asked for clarification on where to dispose of cardboard.

- **BOD Member Remarks**

- Bill Pease commented on the pool temperature readings over the summer and thanked the Pool Committee for all their efforts in keeping the pool at an agreeable temperature.
 - Ron Goudy reminded residents that budget planning for next year begins August through September. The budget must be approved by the end of November. There is a need for property owners' input and questions need to be addressed to Cindy Donovan or any board member. John Sims will begin part-time status the first week of June, working 3 days a week until his retirement on September 1st. Mike and Colson to concentrate on improving conditions of the Pool House which includes the restrooms. Ron wished everyone a safe summer.
 - Cindy Donovan suggested that Ron include notifications concerning the dumpsters in his "From the President" article in next issue of The Critter.
 - Bob Platt encouraged residents to contact a Board Member in person with any concerns they have so they can be addressed and resolved in a timely manner.
- Next POA meeting is scheduled for Wednesday, November 13, 2024, at 1:00pm
 - Motion to adjourn meeting made by Bill Please, supported by Ron Goudy. Meeting adjourned at 2:11pm

Respectfully Submitted,

Cindy Leising,
Secretary

***Minutes approved on 11-13-24 POA Meeting ***