

CF BOD Work Meeting Minutes
November 21, 2024

Meeting caller to order at 9:00am by President Goudy

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

Management Present: Colsonn Jean, Mike Kane

Topic # 1 Road Sealing

Much discussion was held concerning the condition of our roads and suggestions for repairs. The roads have many cracks and the edges along Shoreline Drive have been breaking away. This is a very costly issue to repair and has been addressed every 4-5 years. Ron stated they had received a quote from Cobb Site Development, Inc. to Thermoplastic/Stripping, Crack sealer & Asphalt sealer for \$132,621.85. There were suggestions to reseal and fill in the cracks, chip, and seal, and milling down and repaving. The last time the roads were resealed was about 4 years ago and it was sprayed on for an estimated cost of \$11,000.00. Fred Myall was over the project at the time, and he suggested that the application be broomed on and not sprayed as there was damage to some of the painted driveways due to overspray. The cost did not include the repainting of the lines nor the repainting of the lot numbers. It was suggested by the majority of the board to get more quotes and talk to other vendors and have them come and inspect our roads to see what the best application for our situation would be. Cindy Donovan stated we currently have \$226,000.00 in the road reserve. The county requires us to put \$33.00 per resident into the Road Reserve fund each year. Ron requested Colsonn to gather several more quotes before any decision would be made on this topic. Ron would also seek out Craig Ritzema's advice on this project.

Change in Meeting Dates for December

Leising stated that our current meeting dates are scheduled as follows: POA Meeting on 12-5-24 and the BOD Work meeting is scheduled for 12-19-24. Cindy Donovan will be out of the park from 12/10 – 12/31, Ron Goudy will be out of the park from 12/19, Bob Platt will be out of the park beginning 12/20. It was decided that the POA Meeting will remain on December 5th at 1:00pm in the Great Room and the next BOD work meeting will be December 9th at 9:00 in the Card Room. The January BOD meeting will be changed to January 9, 2025 at 1:00pm in the Great Room. All board members approved, Pease in favor and Platt supported.

Drainage Issues – Responsibility

Goudy opened the discussion of this topic stating that he had received a request from a property owner to get assistance from the POA to resolve a water runoff issue that is causing damage to his property. Ron surveyed the park and stated that the POA had fixed this same issue for 5-6 areas in the park. After viewing the situation Platt and Pease agreed with Goudy that the POA should assist with fixing this issue. Donovan initially did not agree but after further discussion on the issue had requested that the area be laser scoped to ensure the drain be installed with enough fall to resolve the issue. Leising felt that since we own our property it should be the property owner's responsibility to fix the issue. If it had been on common ground the POA should be responsible. The state of Florida follows the "Reasonable Use" rule for surface water which basically states that if the water is not intentionally diverted toward a neighbor's property and the water naturally flows over someone's property it is legal. Due to the minimal cost to correct this issue. Even though she was hesitant that this could create more cost to the POA going forward, she would go along in this instance since the property owner had spent a lot of their own money on drainage on their property already.

Other comments from Property Owners:

Tony Tornatore stated that the 10-foot roof law was initiated by the county to help prevent issues like this and by not allowing a property owner to pour the entire lot in concrete.

Sharon Doran stated years ago they had torrential rain and had to dig a trench to have the rain drain to a lower level and their expense.

Fred Myall stated that D circle has no storm drain either, that the whole park was built with no worries about the drainage. Get an answer and fix the whole place.

Craig Erwin asked how much is contributed to this issue with people building up their properties and building close to their property line. Goudy stated the property in question has been there for years.

Don Lenardson suggested we contact the Southwest Florida Water Management district to have them come and tell us where the property owners responsibility ends and the POA responsibility starts when it comes to runoff water.

Property Owners in Arrears

Goudy stated that there is a property owner that is \$1000.00 in arrears. Florida law states we can place a lien on the property. They will owe \$1,190.00 next quarter. Donovan suggested placing a lien on the property. The POA has sent twelve registered letters; some have been refused delivery and others have been returned. The owner is out of the country and has been unable to contact. She questioned where the tax bill had been sent. Goudy mentioned that the legal fees and late fees become part of the lien. Bill Pease added that if the property is rented or leased the occupants are not permitted to use the parks facilities as long as the POA dues are in arrears.

Leising questioned whether they would be allowed to rent or lease the property if it is in arrears and Cindy Donovan stated we could not deny access to the property per Florida law.

Lynn Burgman questioned if they had brought it up to date and Cindy Donovan stated that we have not had any communication for the past two years.

Neil Landry stated that the owner is current for his taxes except for this year.

Bob Platt stated that the lien would protect us if the owner decided to sell the property. There are three pages in the 720 on the process and he feels we need to start the process.

Front Entrance to the Park

Ron Goudy started the discussion by advising that the owners of the old office building along HWY 27 had shut off the well that supplies water to our plants and shrubs along the entrance to our park and also shut off the electricity for the lights on the wall signs out front. The wall on the left side is not part of CF property and the wall on the right side is partially owned by CF. When the new owners bought the building there was an unwritten agreement with our park to allow us to use the water and electricity in exchange for our maintenance team to maintain their lawn. Over the summer we have had approximately \$500.00 in shrubs and flowers die due to lack of water according to our Beautification Committee. Gowdy suggested that we cut ties with them, and they would be responsible for their lawn maintenance.

Ron stated that there is US water at the Gatehouse and suggested we could drill a new well or use the US water to irrigate our shrubs and plants. If we drill a well the cost would be approximately \$8000.00 due to the depth of the well would be there. It was also suggested that we take down the CF letters off the walls since we do not own them. We would ask permission prior to the letter removal. Platt would hate to see us abandon the walls.

Donovan suggested we take the name off the wall and put up a new sign in the median property that we own. We would still maintain the median and the road to US27. We could use US water and see what the cost is before we decide on drilling another well.

Leising agreed to break ties with the owners of the old office and remove our letters from the road signs. When the owner bought the building, we made an agreement to maintain their lawn for the use of water and electricity. To begin with CF paid for the electricity and maintained the well for them and when they installed their new sign our electric bill increased over \$100.00 per month. When we addressed the increase with them, they installed their own meter to cover these costs. When they removed the fence between A circle and their property and planted the new shrubs there was not enough pressure to water their new plants as well as ours, so they requested that we remove half of the sprinkler heads that watered the shrubs along the park entrance. Pease thinks we should break ties and move on.

Neil Landry stated there are water systems that detect when the plants need water and do not water when it is raining.

Lynne Burgmann stated that the sprinkler heads watering the shrubs in the median need to be lowered as we are currently wasting water irrigating the roads/driveways.

Diane Newberry stated they could look for plants that are more drought resistant going forward.

Margaret Graham questioned why we want to remove the names from the walls if the new owners are OK with it. Goudy stated it is time to move on. Donovan asked what if he has a change of heart?

After all the discussion all agreed to cut ties and move on.

Additional Comments:

Neil came up with an idea about closing off the opening into the Winn Dixie and putting a second Gate (arm) there to help prevent cars from piggy backing into the park. Ron asked how important is the safety of the park?

Donovan was concerned if you had company, also would we need to add electrical and communication box to the new gate arm? If there were issues, we would see a bigger need for a second gate.

Leising questioned if we could legally cut off one of the entrances into Winn Dixie. We need to check this out before we spin our wheels for nothing.

Pease was not opposed to the idea but did not see a reason for a second gate to maintain.

Sandy Zenser stated that she even piggy backs coming into the park and does not see an issue with it. What about the people who use the boat ramp that should not be in the park? Ron stated he was unaware of that, but he gets phone calls from people saying there are people in the park that should not be there.

Platt was not opposed, if they can sneak in, the gate will reopen.

Neil stated they are minimizing how long the gate stays open, we can try to reduce the time the gate is open. Sharon Doran questioned if you go in far enough and stop, will the gate shut? Neil stated there is a sensor on the gate near the hinges so if a vehicle is near the hinge the gate will stay open.

Ron stated obviously there is not enough interest to proceed.

Chairs/Recliners for the Pool

Ron expressed a need for replacement chairs/lounges for the pool area. Recently he had sat in one of the older chairs and the whole bottom dropped out due to sun deterioration.

Bill Pease stated there are currently seventeen chairs, twenty-two recliners/lounges consisting of four different styles. The last lounges (brown ones) that were purchased from Cosco are the best. We are down over twelve lounges since last year. Buying 10-12 replacements would just put a Band-Aid on the issue.

Cindy Leising said the chairs are very old, but the frames are aluminum and in good shape. Last year Colsonn ordered new caps for the legs so they would not scratch the new pool surface paint. She stated that she had gotten some information from a company in Sarasota that made very nice pool lounges for about \$400.00 per

piece. If we begin a replacement program, we need to purchase from a company that manufactures them so that we can eventually have a uniform look, and the frames should be aluminum and stackable.

Brenda Whitcombe suggested that we could just replace the slings for the chairs and keep the aluminum frames for a reduction in the overall cost of replacements. She had replaced her personal chairs and will get the name of the company for Colsonn to check into the possibility of just replacing the slings versus buying new chairs.

Lynn Burgmann questioned if the frames were still behind the Maintenance Bldg. and Bill Pease responded he did not think so. Ron asked Colsonn to look into it.

Pease suggested we look into the chairs that Leising mentioned. She will get a copy of the quote for the board members when she returns to the park.

Articles for the Critter

Ron explained the Critter is our newsletter for happenings within the park. There have been requests from property owners to advertise events outside of the park. We need to decide if we should keep the Critter for park functions only or allow outside of the park events too.

Pease – Keep it limited to inside the park only.

Platt – Good with whatever

Donovan – Genesis Center Events, etc. Mentioned that the Veterans collection is donations from inside the park and should be able to continue the collections.

Leising- Critter was intended for park events only. Not in favor of allowing outside events due to the size of the Critter already with all of our inside events. There are other avenues for advertising outside events like the CF Facebook page, the bulletin boards throughout the park, announcements at the POA office during Property Owners comments and Bingo announcements.

Goudy believes in consistency – keep the Critter for park announcements only.

Sandy Zenser would like to see the veteran's info kept in the Critter as it is a park project.

Dino Pistelli suggested we reserve a certain area for outside events and when it is full no more can be added. Ron felt that would not be fair and was not in favor of this idea.

Playground for the Park

Ron had received a request for a playground for visitors with young children while visiting our park.

Bill Pease stated when we did our survey a playground was not mentioned once by our property owners wants for the park.

Bob Platt stated a playground would not be used very heavily, it would be expensive, liability issues and did not like the idea.

Leising stated it was not feasible for the park.

Donovan did not think it would be utilized, and the liability would need to be considered. Not enough call for it.

Meeting adjourned by Ron Goudy at 10:44 am.

Respectfully submitted,

Cindy Leising,
POA Secretary

Approved at the POA 12-5-25 meeting