

Camp Florida POA Meeting Minutes
Camp Florida Club House
November 13, 2024

- Meeting called to order by President Goudy at 1:00pm
- Pledge of Allegiance led by President Goudy
- Roll Call: Pease, Goudy, Platt, Donovan all present, Leising attended remotely.
- Approval of the Agenda by all board members with no additions or adjustments
- Secretary's report from the 4-4-24 POA meeting was reviewed and approved with a motion by Bob Platt and carried by Cindy Donovan. BOD Work Meeting minutes from 10-24-24 were reviewed and approved with motion by Bill Pease and carried by Bob Platt.
- Treasurers Report: Cindy Donovan stated that we are slightly over budget but felt the park was in good shape financially. The short fall was due to a \$15,000 federal income tax that was not budgeted for on the income that was generated from the storage lot fees. This was a new tax and will be incorporated into the budget going forward. The expenses for the painting of Pool House, Pool deck revitalization and common area drainage improvements were taken out of our Reserves.
- Park Managers Report: (Was tabled until a later time in the meeting due to park business that required Colson to be excused from the meeting) Park Manager Colson Jean welcomed everyone back into the park for the coming season. He is slowly becoming familiar with the property owners and looks forward to meeting everyone as they arrive this year. He reported that the summer was HOT and rainy. He reported that there were many weed violations that he personally contacted the property owners for resolution. Zero violations letters were sent, and no incident reports were filed over the summer. There were 105 work orders that were processed. Colson stated that a female Federal Express driver was continually disregarding our speed limit, and he contacted Fed Ex management to help with resolving this issue. CF Management and our Maintenance team have worked very hard painting and mowing to keep our park looking beautiful. If anyone has any questions or suggestions, please feel free to contact our managers. Mike Kane, our Facility Manager, addressed the Property Owners and advised he works mainly on the weekends and some of the projects he had been working on are bathroom upgrades, hurricane issues (soffits, facia, etc.), checking park guests in at the office, repairing and upkeep the mowers ensuring the blades are sharp, etc. He said if there is anything that needs to be addressed just let him know. There were several questions concerning the mowing schedule by residents. Jerry Bowers questioned the mowing schedule, and Mike informed him they are mowing more by need instead of a weekly routine as in the past. Colson advised that yards that are irrigated may need to be mowed sooner than other areas in the park. Ron Goudy also advised that they have also adjusted the mower decks, so the grass is taller to ensure yards are not scalped and we are not mowing through the sand which causes the blades to become dull and is hard on the mowers. Rich Reuter and Jerry Munger have been helping with the maintenance on the mowers to ensure the blades are sharp and changed as needed. It is quite costly (\$65.00) to replace the blades, this change in the mowing technique will help keep the cost down.
- Introductions of New Property Owners: C J Owen was welcomed as a new property owner in F Circle.
- Standing Committee Reports
 - ARC Committee: Chairman, Gil Calgano, reported that there were several new park models, concrete slabs, and add on additions added over the summer. He emphasized that all outside home improvements need to have an ARC permit before any work is done to ensure the project is approved by the ARC committee prior to any changes. He also reminded residents to break down cardboard prior to putting it in the garbage dumpster. Ron Goudy also expressed the importance of getting your projects approved or they may have to be removed, and they do not like to have someone remove or tear out something that was not properly approved.

- Activities Committee: Diane Newberry, Asst. Activities Chair, stated that the first Activity meeting will be held on December 12th at 1:00 in the Card Room. All chairs are requested to attend or send a representative to this meeting.
- Election Committee: Fred Myall, Elections chair discussed the upcoming BOD election in February. He stressed that it is pleasant in our park because we govern ourselves, so it is important for people to consider running for a position on our board. There will be three openings this year and all applicants must submit a short resume to Fred by January 15th. He also stressed that you must be a property owner in good standing to be eligible to participate in the election. Please be sure your property information is current in the office and if you sell your property or transfer your deed to a family member it is imperative this information is updated in the office so that you will be properly registered to vote.
- Beautification Committee: Diane Newberry with the help of Cheryl O'Brien has been busy maintaining our landscaping by pulling weeds and trimming where needed. A special thanks to Cheryl for her hard work over the summer. Diane reminded everyone that the beauty of this park is the responsibility of all the property owners, and they are always looking for volunteers. Ron Goudy advised that a property owner along Shoreline has put in a well and the POA shared the cost so that we would have access to the water to add a park or a landscaping project to beautify this common area. The Beautification Committee will be making suggestions for this new development.

- Old Business
 - Gate Reader Update: Neil Landry reported the new entrance barcode stickers have been working really well. There are between 50-60 volunteer property owners evaluating the stickers. There will be scheduled times and dates established for the installation of the barcode stickers to everyone's vehicles and golf carts. The stickers must be installed by CF Management or BOD members. Each Property owner will get two stickers per property. If additional stickers are required, they will be sold at a cost of \$10.00 each. When entering the park, you must get to within five feet of the gate for the gate to open. The BOD will decide when the clickers will be discontinued and communicate the date to all property owners. The white gate cards will be addressed at a later date and will most probably be recalibrated by management and the new numbers will be recorded by the property owner in the gate entry system so that we are able to see who is in the park to better maintain our security. There were several questions asked and addressed by Ron Goudy. (Hugh Lorrey) questioned the board on what we have to give renters in access entrance to the park. Ron stated that the owner must provide a white card for their renter's entrance, or they can purchase a sticker that must be adhered to the visitor's vehicle. This will be recorded in the gate entry system with an entry date and a disconnect date. (Kate Novotny) also questioned the board about the white cards. Ron Goudy mentioned each property owner should have two per lot. (Diane Newberry) questioned how we can prevent people from following us into the park. Ron addressed her question advising we cannot prevent this from happening unless we change the gate system to an arm system (which is quite costly) but residents liked the gates so this will continue to happen but felt the new sticker system is a step in the right direction. (Larry Oser) suggested in the past they had volunteers sign up for a 2-hour shifts to staff the gate from 8:00am – 4:00pm. If you have a guest coming their names would appear on a list available at the gate for entrance to the park.
 - Street Light Project: Bob Platt stated that the project had been completed over the summer. The lights are four feet taller and brighter. There is an option for a shield that can be added to the lights with a cost of \$100.00 per shield that would be the property owner's responsibility. Only one shield per light is permitted. All lights are warmer/yellow in color and should attract less bugs. They are LED so they should be more efficient and save on electrical costs.

- New Business

- Budget Discussion: Cindy Donovan stated that our insurance this year was easier than last year as the hurricanes were more water damage (Flood Insurance) that we did not have to contend with in our area. We have seven different policies and that continues to be the most economical route for us. We will see a 13% increase this year. The overall budget will see a 3-5% increase on most items. We are projecting that the POA dues will increase to \$405.00 per quarter (\$29.00 increase) beginning the first quarter of 2025. Our largest increase was due to the clubhouse value increasing to \$2,250,000.00 making our deductible \$225,000.00 now. \$40,000.00 has been put in the insurance reserve making our insurance reserve for 2024 \$140,000.00. All of the reserves have had a slight increase. The road reserve has increased, and we now have \$226,617.00 which is above the county requirement. There may be some road repairs that will need to be discussed. \$37,495.00 is in the Equipment Reserve for 2025 for covering the pool patio area. We also have \$20,000.00 for a replacement air conditioner for the clubhouse when needed. As mentioned in the Treasurer's report we have also budgeted for the Federal Income tax on the Storage Lot income. We are also looking at replacing the 2 Managers golf carts and a new side-by-side. Our current one has had repairs that cost us about \$6500.00 and continues to have maintenance issues. Ron Goudy reported that the well we invested in last year is working well and has saved us approximately \$275.00 a month on our US Water bill. This well is used to fill the pool when needed. We have changed lawyers and have not had a need to use them as frequently. We had budgeted \$11,000.00 for the year and to date we have only spent \$2,600.00. We are still looking for ways to save costs in the park while still keeping the park looking beautiful. Cindy Donovan stated the buildings/bath houses still need work done on them and there is still money in the budget to work on them.

- Property Owners Remarks

- Neil Landry stated that we have two types of emails that we use to communicate with property owners and guests. We have separate lists for owners/guests. If you unsubscribe you will not get the communication that is sent out. If you would like to resubscribe, please contact the office.
- Ron Goudy stated that he dislikes the way the email system is set up because it looks like he sends out all the emails and that is not the case. If you send out an email on the CF group distribution listing, please remember to put your name at the bottom of the message.
- Tom Scott suggested adding a FROM: (name of sender) at the beginning of the message to clarify who is sending the message. He also recognized Colsonn and Mike for the great job they are doing in the park.
- Hugh Lorrey questioned the Solid Waste charge on everyone's property tax statements. Ron advised he had been questioned on this from other property owners as well and is checking he has had it on his tax statements as well. In checking on this it was determined that it was decided that the park did not want the garbage trucks coming door to door picking up everyone's garbage which would cause excessive damage to our streets so it was set up that each property owner would dispose of their garbage in the dumpsters down by the Maintenance building and be billed on a yearly basis on their tax statements which works out to about \$20.00 per month and have the garbage picked up in one location. Everyone in Highlands County pays this tax, it was not set up this way for us, but instead to pick up in bulk containers. The POA does not pay for this disposal of our garbage, but we do pay to have the yard waste, household, and construction dumpsters emptied. It is important that you pay attention to the signs and put our items in the correct dumpster, or our POA is charged a penalty fee if items are incorrectly disposed of.

- Tony Tornatore questioned others following residents into the park. At this time there is no resolution for this as addressed above.
- Diana Brewer inquired about the park putting in a park/playground area on Shoreline/Inner Lane for visitor/guests or possibly down by the pool area. Ron stated that was the first time he had received this request. Gil Calcagno stated there was a nice playground on the other side of the lake and it has never been used.
- Sharon Doran had questions concerning the trash which Ron addressed. She also stated that Highlands County has one free yard waste pick up a month and asked if that was applicable for our park. Ron will check into this. Sharon also asked that the homeowners be kept in mind if park was built in the common area along Shoreline drive, Ron stated they are looking at a fountain for the area.
- Jerry Bowers, Fred Myall, Larry Oser had suggestions for the disposal of paint, batteries, and other items that are not permissible in the garbage dumpsters.
- President/Board Members Remarks
 - Bill Pease reminded people that Thanksgiving tickets are on sale, volunteers are still needed. The pool is looking great, need to discuss looking at possible being self-insured.
 - Cindy Donovan stated she would like to discuss the self-insured option with us, there are other things to consider. Our clubhouse insurance premium is currently \$16,000.00. She also reminded everyone that if they pay their quarterly dues online to update to the new rate to avoid late fees. Cindy informed us that Colley's has a drop box on the East side of the building for those who bring their payments to their office after hours or on weekends.
 - Cindy Leising stated she would be returning to the park soon and that the Activity Calanders on the bulletin board would be updated at that time. Please check the online calendar on the CF website for the most current schedules.
 - Bob Platt asked if the Annual meeting/Election were on the calendar and Cindy stated it is always the third Saturday in February and would check and make sure the schedule is updated.
 - Ron Goudy thanked Brenda Whitcombe for helping Cindy Leising out during her absence by taking notes for the meetings. Also recognized her for all the work she is doing on the Emotional Support Animal certifications. We have a new updated database with all the pet information and by doing this we are saving the park a lot of money in legal fees.
- Next POA meeting is scheduled for Thursday, December 5, 2024, at 1:00pm
- Next BOD Work meeting is schedule for November 21,2024 at 9:00am in the Card Room. All are welcome to attend. Ron stated it would love to see it get so large it needs to be held in the Great Room.
- Motion for Adjournment
 - Motion made by Pease; Platt seconded it. Meeting adjourned at 2:26pm

Respectfully submitted,

Cindy Leising
POA Secretary

Approved by the BOD at the 12-5-24 POA Meeting