

Camp Florida POA Meeting Minutes
Thursday December 5, 2024
1:00pm Great Room

- Meeting called to order by President Goudy at 1:00pm
- Pledge of Allegiance led by President Goudy
- Roll Call: Pease, Goudy, Platt, Donovan, Leising. All Board Members present.
- Approval of the Agenda by all board members with no additions or adjustments. Motion for approval by Goudy, support by Pease.
- Secretary's report from the 11-13-24 POA meeting minutes were reviewed and approved with a motion by Bob Platt and supported Cindy Donovan. BOD Work Meeting minutes from 11-21-24 were reviewed with a motion for approval by Bob Platt and supported by Cindy Donovan.
- Treasurers Report: Cindy Donovan gave a brief update on our financials and reminded everyone that the new 2025 POA rate will be \$405 per quarter, and if anyone has auto pay, please remember to adjust the amount to reflect the new rate.
- Park Managers Report: Colsonn reported that there were zero violation letters sent, twelve calls to property owners were made and all violations had been corrected or were being addressed. There were six rentals for the month of November. The speeding Fed Ex issue has been addressed and seems to be corrected. Management is still working on projects and welcomes all comments or suggestions from the property owners. Still working on installing stickers on vehicles and if no one in the office leave your name and phone number and Colsonn will follow up with you.
- Introduction of New Property Owners: David and Adora Malloy from B25 were introduced to all present.
- Standing Committee Reports
 - ARC Committee: Chair, Gil Calgano, reported that there was nothing to report but new Park Models and concrete projects are ongoing. On a side note, he reminded everyone that Euchre was being played in the Card Room on Thursday evening.
 - Activities Committee: Diane Newberry, Asst. Activities Chair, reporting for Deb Owen, that the first Activity meeting will be held on December 12th at 11:00 in the Card Room. All chairs are requested to attend or send a representative to this meeting. If there were any purchases made you need to turn in your receipt for payment.
 - Election Committee: Fred Myall reminded there will be three positions up for reelection and he had one interested party but was waiting on a resume. Anyone interested needs to submit their resume by the middle of January. Expressed that he is hopeful that all volunteers that helped with the election process last year will once again help with the 2025 elections.
 - Beautification Committee: Diane Newberry, with the help of Cheryl O'Brien, have been busy weeding and maintaining all of our flower beds and planting new flowers. They are always looking for help from volunteers for upcoming workdays. Additionally, there is a need for warm white Christmas lights for decorating the Gate House as the ones they have are in disarray. Anyone who has some they are not using are encouraged to donate them for this cause. Diane also reminded everyone that there are several property owners in the park selling the Booster tickets and a percentage of the funds raised are donated back to the park for purchasing needed items for the park.
- Old Business
 - Gate Reader Update: Neil Landry reported the new entrance barcode stickers have been working really well. If you were part of the first two weeks and your stickers are not working properly, please see Colsonn or Neil and they will replace them.

- Yard Waste Update: Ron reported that he had met with a site manager concerning the pickup of yard waste. Sharon Doran had stated in our last POA meeting that the county picks these items up several times a month from homeowners and we are charged for it on our property taxes. There was a question as to why the POA gets charged for this in addition to each Property Owner. The Site manager will follow up on this but stated we may have to follow up with the county. Ron will continue to pursue this issue.
- New Business
 - Golf Cart Purchase: Ron stated that the board had budgeted for two gold carts but decided that only one was needed. The current black Park Managers cart will need to have a few maintenance items serviced and the white golf cart will be serviced and maintained for the housekeepers to use. We received three bids and after discussion and review the board decided to purchase the Evolution Forester cart that has an 8-year warranty on the lithium battery for a total purchase price of \$7484.65 which includes the sales tax. Bob Platt made a motion to accept the bid from Matt's Custom Golf Carts and Cindy Donovan supported the motion. Motion passed with a 5-0 vote.
 - Pool Cover Over: President Goudy opened the discussion advising that the board had received 4 bids, ranging in price from \$21,918.00 to \$11,274.00, for a permanent cover over the patio area at the pool which will provide much needed shade for our residents and provide a pleasant dining area for our Saturday Grilling. The cover over will eliminate the use of some of the umbrellas that we currently need to replace due to the wind damage to which they are subjected. The size if the cover over will be 17 x 28 4-inch elite panel roof. Cindy Leising made a motion to accept the bid from JD Aluminum not to exceed \$12,000.00. Cindy Donovan supported the motion. Motion passed with a 5-0 vote.
 - Replacement Slings for Pool Chairs/Lounges: President Goudy started the discussion by emphasizing the need to some of the chairs at the pool due to the dry rotting of the fabric due to the years of service and the harsh sun. The board received a bid on new lounges, and they were very costly, ranging in the \$462.00 price range. Brenda Whitcome had provided a link for just replacing the slings and the cost was reduced greatly. Colsonn informed us that the frames are in good shape, and they are aluminum and can be painted and have the slings replaced for a fraction of the cost of new ones. There are a total of eighteen chairs and twelve chaise lounges that need to be repaired. The chairs slings will be a total of approximately \$882.00 and the Lounges a total cost of \$1020.00, with tax and shipping cost the approximate total would be \$2000.00. It was suggested that we purchase several slings and see how they look and the ease of installation. The fabric that will be used is Sunbrella which is the recommended type of fabric for use in Florida weather conditions. Cindy Donovan made a motion to purchase replacement slings from the Patio Sling site with the chair cost of \$48.00 per chair and the lounge cost of \$86.00 ea., total cost not to exceed \$2500.00 including tax and shipping cost. Bill Pease supported the motion. Motion passed with a 5-0 vote.
 - Front Entrance sign: President Goudy presented the pros and cons of front entrance sign, landscaping, irrigation, and lighting of the sign. He asked for a show of hands for residents that wanted to keep the letter on the front walls and those in favor of taking them down. It appears that more residents want to maintain the lettering. The board will plan a meeting with the front property owners to see what path would be best to take before a decision is made.
 - Articles in the Critter: President Goudy advised those in attendance that the Board had made the decision to keep the articles in the Critter pertaining to only those within the park.

- Property Owners Remarks
 - A request was made for the BOD to consider allowing a Dog Day on a specific day each week for a two-hour period for dog owners to allow their dogs to play at Skinning Dip Point. The board will make it a point of discussion at the next Work Meeting on December 9th.
 - A request was made to spread the speed humps to allow for golf carts to travel through without going over the hump to avoid damage to the steering and bushings. The board will discuss it in their next Work Meeting. It was noted that the speed humps help maintain the 15-mph speed limit.
- President/Board Members Remarks
 - Bill Pease & Bob Platt expressed concerns with the misuse of the Dumpsters and putting the wrong things in the wrong dumpsters. There are signs indicating what is allowed and what is not. If this continues, we may have to do away with the dumpsters.
 - Cindy Donovan reminded everyone that we are still in need of volunteers. Check the signup sheets and please consider signing up if you can.
 - Cindy Leising advised that the cost of the POA name tags are \$11.00ea and are payable in advance. (cash only) Badge request slips are on the bulletin board outside of the POA office. Also, if you are not receiving emails, please submit your email address at the office so it can be added to the distribution list. Neil Landry stated that you do not want to see the email blasts with the CF logo on it you can unsubscribe at the bottom on the email. If you unsubscribe you will no longer receive any emails of this sort.
 - Ron Goudy stated he is still working on the resealing of the roads project. We are also working on getting the lights in the pool functioning. Do not worry if you see wires as they are not live wires.
- Next POA meeting is scheduled for Thursday, January 9, 2025, at 1:00pm
- Next BOD Work meeting is scheduled for Monday, December 9, 2024, at 9:00am in the Card Room. All are welcome to attend.
- Motion for Adjournment
 - Motion made by Bob Platt, supported by Cindy Donovan. Meeting adjourned at 2:03pm

Respectfully submitted,

Cindy Leising
POA Secretary

***Approved at the POA meeting on 1-9-25 ***