

CF BOD Work Meeting Minutes

January 16, 2024

Meeting called to order at 9:00am by President Goudy
Members Present: Goudy, Pease, Donovan, Platt, Leising
Management Present: Colsonn Jean, Mike Kane

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

Topic: Tree In "F" Circle

Ron presented the board with three quote for the removal of a large Grand Laurel Oak believed to be on Common Ground that has caused the sidewalk to the shower house to be raised, causing a potential trip hazard to the residents. The bid that the board felt was the best was from A & A Lawncare & Landscaping 2 Inc. for a total amount of \$4000.00. This contract would include removal of the tree, and the stump would be ground down to ground level. Included in the total cost was cutting the sidewalk slab, grinding out the roots underneath and reinstalling the slab, which is \$900.00 of the total quote. The suggestion was made to have CF volunteer(s) and maintenance staff use the tractor to remove the slab, pack shell rock underneath and replace the slab to save on the \$900.00 fee. This option is under consideration.

Topic: Tree Trimming Schedule

Bill Pease led this discussion concerning the time of the year that we schedule the trimming of the Palm and other trees in the park. Typically, we have done this during February, but a resident had suggested that the trimming be done in the fall (October) when the park was not at capacity. Discussion was held between the board and residents present that we should continue to trim the trees in the Spring of the year which was recommended for the tree's health and enhancement of the new growth. In checking with Colsonn the trimming in the Spring would work with their workload schedule as well. It was agreed to keep the trimming task in the Spring is preferred and recommended.

Topic: Cover Over, Reserved spot for the POA Truck

Bill Pease led this discussion and recommended that the truck be kept under cover to preserve the excellent condition and finish of the truck. He suggested that if there was an open storage space available, we could purchase a cover over and keep the truck under the cover. Colsonn advised that there is currently a lot (113) available for this purpose. The estimated cost of the cover over would be around \$2000.00. After much discussion between the board members and the residents present it was determined that with routine detailing that would include waxing, and the use of a residents cover over during the summer months when it was not use we would not need to assume this extra cost and not lose the income we would gain from the lease of the storage spot.

Topic: Extension of Club House to Gain Additional Storage Space

Ron Goudy and Cindy Leising led this discussion. It was stated that all of our storage areas are full, and we need to plan for additional storage. By adding to the existing building there would be cost savings due to the fact that the roof is already over the area and the siding of the existing building could be reused. In doing so we could save the expense of a potential purchase of a shed for housing some of the Activity supplies, Christmas decorations, medical equipment, etc. We need to reserve the closet outside of the office for documents that we are required to keep according to state statues. Must discussion occurred concerning other areas we may consider for storage like under the stage area. Comments were made that there is a lot of "stuff" that is being stored that needs to be disposed of. It was suggested that we look at this project for next year's budget planning and Bob Platt and Gill Calgano will work together on plans and estimated cost for this project. It is felt that a volunteer group from within the park could do the construction work. This area was recommended to be climate controlled, and a suggestion was made that if we left it as one big area with designated spaces for usage it would be more feasible and easier fo air flow saving on utility costs.

Topic: Extension of the Pool House Kitchen

Gil Calgano presented the board with a sketch of the proposed addition. There was discussion of how to work around the existing supporting wall. The addition would increase the working square feet on the current eighty square feet by adding an additional seven square feet. Gil felt he could accomplish this over the summer months with the help of a few volunteers and estimated the cost of a couple \$1000 and he has gotten a commitment from Jerry Bower to get a

donation from the Boosters toward this cost. There was a comment made concerning spending the money for this addition if only using the kitchen for three months of the year. The board will take this matter into consideration as this is a money maker for the park and the need is a reasonable request. Ron stated that he realized that we have spent a lot of money over the year, but we have stayed within the approved budget for the items we have approved.

Topic: Review of 2024 FL 720 Law Changes

Bob Platt led the discussion on some of the new Florida State Statute 720 rules for 2024. Some of changes that would affect us are: Within 90 days of election or appointment, each director must submit a certificate of completion (valid for 4 years) at least 4 hours of continuing education (which is offered through our attorney at no charge since we have a retainer), Official records must be retained for 7 years, Rules, Covenants, rules & regulations, meeting minutes, etc. must be posted to the associations website and others. Residents may review the Florida State Statute (720 Sunshine laws) at http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0720/0720.html The BOD has been very proactive and many of the new requirements have already been implemented.

Topic: Leveling the Sidewalks

Ron had discussed this issue when the topic of the tree was discussed earlier. There are many uneven sidewalks throughout the park that could result in falls and injuries to the residents. The quote that we got from Albert over the summer was to cut out and replace sections of the sidewalks which amounted to over \$9000.00. It was suggested that with the help of the tractor the sidewalks may be lifted, ground dug out and filled with shell rock to even them out. After much discussion with the board members and the property owners present, it was decided to try this resolution on several of the walkways to see if this solution would work. Ron assigned Bill Pease to head up this effort. Bill will take an inventory of the needed repairs and gather a group of volunteers to determine if this will work. Plans are being made to try this method on one of the uneven sections of the walkways next week. Discussions will continue after this trial has been completed.

Other Topics of Discussion

There was much discussion concerning cardboard not being broken down when put in the dumpsters or people putting the cardboard in the wrong dumpsters. It was suggested that we put up a sign by the dumpster indicating that ALL CARDBOARD MUST BE BROKEN DOWN. One resident suggested that we charge a fine if caught ignoring this rule. After the sign is erected as it would relate to our Rules & Regulations #2, that stipulates all household trash must be placed in the appropriate container as indicated on the sign at the trash area. Violators would be subject to a \$50.00 per occurrence. It was also mentioned that our trash dumpsters are not being emptied on a consistent regular basis, which could cause a rat problem in the park. It was suggested that we post a phone number in the Critter with the phone number of the Waste Management company so residents can contact them with their concerns. Cindy Leising will make arrangements to get the number posted in the Critter for future reference.

Motion to adjourn by Bob Platt and supported by Cindy Donovan.

The meeting was adjourned at 10:35 am.

Respectfully submitted,

Cindy Leising,
POA Secretary

****Minutes approved at the POA meeting on February 6, 2025 ******