

Camp Florida POA Meeting Minutes
Thursday, February 6, 2025
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: Bill Pease suggested that we reverse the order on items 13 & 14. Corrections were made and motion to approve by Bill Pease and supported by Bob Platt. Motion passed 5-0 vote.
- The Secretary's report from the 1-9-25 POA meeting minutes were reviewed and approved with a motion by Cindy Leising and supported by Bob Platt. Motion passed 5-0 vote. BOD Work Meeting minutes from 1-16-25 were reviewed with a motion for approval by Bob Platt and supported by Bill Pease. Motion passed 5-0 vote.
- Treasurers Report: Cindy Donovan reported that the December preliminary financials do not include depreciation and taxes. They should be finalized and distributed shortly. To date with all the expenses that are in we are just over budget by \$1100.00.
- Park Managers Report: Colson reported that there were 40 renters/Guests checked into the park and 13 work orders completed. All of the shower houses have painted and the irrigation system along Shoreline has been installed, and they will be irrigating the area 5 days a week.
- Introduction of New Property Owners: Brian and Cindy Holbrook from B-50 were introduced to all present.
- Standing Committee Reports
 - a) ARC Committee: Chair, Gil Calgano reported quite a few requests were approved and all have been fulfilled. He advised that the Sheriffs Dept have their own code for entry into the park.
 - b) Activities Committee: Deb Owen, Activities Chair, reported gave a detailed report on the progress of the Pool house Kitchen expansion. She reported that they have had donation pledges toward this project for \$8,461.81. She announced that Clyde & Elaine Wirth have also donated a quilt with a Patriot theme that chances will be sold on, and the proceeds will also go toward the kitchen expansion. The drawing for the quilt will be on March 1st during the Veterans ceremony.
 - c) Election Committee: Fred Myall reported that all election packets had been distributed by hand delivery or mail. He reminded that anyone voting proxy for someone should have the Lot number(s) on the proxy and the ballots will need to be picked up at the correct table in accordance with the property owner's last name. Doors will open at 9:00am to begin registration on Election Day. A quorum is required to proceed with the election. Five candidates will appear on the ballot along with the choice between a compiled Financial Statement vs an Audit. The five candidates; Cindy Donovan, Bob Platt, Bill Pease, Jennifer Lindsey, and Katie Novotny gave a brief introduction and why they are running for the board. Katie Novotny read the statement from Jennifer Lindsey who was not in attendance.
 - d) Beautification Committee: Diane Newberry, with the help of Cheryl O'Brien, reported that several donations had been made for tools and the clearing on Shoreline Drive is to remove the dead underbrush which is important to prevent fire hazards. The flowers were struggling a bit due to the cold weather we have had but are doing much better since the warm weather has arrived. They have had between 12-15 volunteers helping and all volunteers are welcome.
 - e) Road Committee: Craig Ritzema, who is the chairperson of this project, gave a brief update on the progress to date. They are still getting quotes, and the estimated costs are upward of \$500,000.00 and up. Payment details have not been finalized and will be discussed at a later date. Craig stressed that we need to do something before the road base is compromised

causing the repairs to be a lot higher. The quotes that they have been getting include milling down about 1½" in front of all the driveways and putting a topcoat of 2" compressed asphalt on the streets. The roads will be restriped, and the manhole covers will be brought up level with the new asphalt. They are looking at doing this project between Memorial Day and Labor Day when less people are in the park. Parking lots will be resealed and restriped only. The millings from the streets will be used to fill in along the edges of Shoreline Drive and as a topcoat for the shell rock road in the Storage and Dumpster area. Other members of the committee are Tom Scott, Pete Grimm, Larry Oser, Andrew Heydinger, and Bob Owen.

- Old Business

- a) Credit Refund for Solid Waste Follow-Up: Bill Pease reported that he and Cindy Leising contacted Waste Management concerning the double charges and their efforts to recoup the funds were to no avail. There was a signed contract that has since been voided and a new contract has been signed to indicate no charges going forward for any of our trash pickups. They informed us that a new company will be purchasing the contract, and our current contract will be honored by them.
- b) Update on Sling Purchase for Chairs/Lounges: Cindy Leising reported that one sample for a chair and chaise lounge of the fabric selection had been ordered and is in. Colson advised they will install them this weekend on one of the chairs and lounges to see if we want to proceed. Due to the capacity at the pool and lack of chairs and lounges the POA has purchased several chairs and lounges for the pool area.
- c) Update on the Pool Cover Over: Ron Goudy gave an update on this project and reported still waiting on architectural drawings and approval from the county. As soon as they are approved, they will schedule the installation with JD Aluminum to whom the contract was awarded: Ron reported irrigation is installed and operational. Anyone interested in installing and maintaining flower beds in this area should contact him. The Beautification committee cannot commit to maintaining any more area.
- d) Update of the Dishwasher: Bill Pease reported it is supposed to ship on 2-14 with delivery by the end of February. Volunteers will install and are shooting for the first part of March for completion.

- New Business

- a) Removal of Grand Laurel Oak in F circle: Bob Platt led the discussion on the removal of this large tree where the roots are causing the sidewalk to raise creating a trip hazard. The tree borders Franks Millers property and appears to have been on Common Ground when it was first planted. With that said, according to the Tree Policy it is the responsibility of the POA to pay for the removal of the tree. The cost to remove the tree and grind down the roots is \$3,100.00 per a bid from A & A Lawncare & Landscaping 2 Inc. The POA will remove the concrete slab and repour the concrete to safe on cost. Motion made by Bob and supported Bill Pease. Motion passed with a 5-0 vote.
- b) Pool House Kitchen Expansion: Deb Owen explained details of the expansion during the Standing Committee report. Cindy Donovan made a motion of approval of the project and Cindy Leising supported the motion. Motion passed 5-0
- c) Discussion on the 720 Updates: Bob Platt reviewed some of the new Florida Statue rules with most of them dealing with transparency. A lot of the items are already being posted on our website, but additional information will continue to be added. The BOD will be required to participate in 4hrs continued education on the new updates.
- d) Discussion on Leveling the Sidewalks: Bill Pease reported that they had purchased a grinder, and Brad Kolk had ground down all the high spots to remove the trip hazards and the cost for the grinder was only \$200.00 and a diamond blade. Saving the park a lot of money.

- e) Discussion of Storage Add-on to the Club House: Cindy Leising led this discussion suggesting that we add onto the storage side of the Great room under the porch extending the walls out to the edge of the existing roof line to create storage as we did for the kitchen storage area. The park is completely out of storage for activity items, Christmas items etc. It is felt we could get volunteers to construct this addition to save on cost. We will look into including this in our budget planning for next year.
- Property Owners Remarks
 - a) None recorded.
- President/Board Members Remarks appreciated.
 - a) Cindy Donovan recognized and thanked the office volunteers and the ticket sales. They are very much appreciated for all the work they do.
 - b) Bill Pease mentioned that if anyone needs something done that would require the use of the tractor to contact him, Bob, or Ron.
 - c) Ron stated that they are looking into hooking up the irrigation around the shower houses again if it is not too costly. The irrigation system in I circle was the one that was most intact so they are going to purchase a meter to run the water through to get an estimate on the usage and pricing to see if it is feasible. We would only need to have the irrigation on during the winter months as the summers are the rainy season. He also advised that he will not be at the Annual meeting due to a family conflict and Bob Platt, who is the Vice President will be presiding over the meeting.
 - d) Bob & Cindy L had no comments.
- Next POA meeting is scheduled for Thursday, March 6, 2025, at 1:00pm
- Next BOD Work meeting is scheduled for Thursday, February 20th, 2025, at 9:00am in the Card Room. All are welcome to attend.
- Motion for Adjournment
 - a) Motion made by Bill Pease, supported by Cindy Donovan. Meeting adjourned at 2:15pm

Respectfully submitted,

Cindy Leising
POA Secretary

***Approved at the POA Meeting on March 6, 2025 ***