

## CF BOD Work Meeting Minutes

### March 20, 2025

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. Additional topic added to the agenda; Tree on Shoreline Drive.

#### Topic: Tennis/Pickleball Court Resurface

Ron reported that a representative from the Pickleball group had approached him concerning the condition of the Tennis/Pickleball court and the need for repair. He reported that we had gotten two quotes for this repair and the price ranges between \$15,000.00 - \$24,000.00. The required repairs would include repair cracks and soft spots created from wood fiber exposures. There are currently four pickleball courts and two tennis courts. Deb Owen reported that the pickleball group would be willing to donate \$5,000.00 toward the repair costs from the money they had raised from selling 50/50 tickets and their monthly pancake breakfasts. After the discussion it was decided to have Colsonn get a current quote for this repair so it could will be considered during budget planning for next year. Ron once again explained that even though we have pockets of money designated by the activity, all of the money goes into the General Fund which is used toward the good of the community and is controlled by the Board of Directors.

#### Topic: Nuisance Noise throughout the Park

Bill Pease addressed this issue as he has had many complaints from property owners concerning this issue. We continue to encounter these instances with a limited number of weekend property owners. They range from loud music, revving loud engines, blocking the ramp into the lake by leaving vehicles park in that area while they use their watercraft. This has been addressed with the party involved to no avail. We do have rules and covenants to address this issue and going forward we will be enforcing our rules and fines will be issued to curb this annoyance.

#### Topic: Street Light Shades

Ron led this discussion with concerns about shades that can be purchased through Duke Energy to be placed on the streetlights. Duke Energy allows two shades per light for a cost of \$137.00 for two. The BOD's position is that no shade can be placed on the panel facing the street, as the purpose of the streetlights is to illuminate the street for safety reasons. The placement of the shade(s) will need to be worked out between the property owners involved. Property owners will need to collaborate with Duke Energy to arrange for payment and installation.

#### Topic: Use of Park Equipment by Property Owners

Bob Platt led this discussion. Recently Bob saw that the Maintenance building was unlocked, and the newly purchased Gator was not there causing concern. He discovered that the Lift we had rented to trim the palm trees, and the Gator was being used by a property owner to trim a tree. Unbeknownst to Bob the property owner had gotten permission by our Park Manager and Board President to use the equipment. This led to a discussion on whether we want to continue to allow this and whether liability is an issue. A lengthy discussion followed, and it was agreed that we are covered through our Park Liability Insurance and anyone requesting the use of mobile equipment must get proper approval. The tractor is only available for use during days/hours that do not interfere with Maintenance work hours by pre-approved users. All Board members will be notified so they are aware of when and who has the equipment. The operator of the equipment must be knowledgeable and qualified to use the equipment. The borrower is responsible for any damage to the equipment while in their possession. A sign-up sheet will be available in the POA office for tracking the equipment. Small work tools like shovels, rakes, post hole digger, etc. will be available for use as well. Park Maintenance has first priority is the use of the equipment.

#### Topic: Broken Mirror in the Gym

Bill Pease inquired if we could replace the broken mirror in the work out room. He stated that the area that is cracked could not be cut out. A new mirror ranges in price upward of \$900.00. The board agreed to include in the planning process for next year's budget.

#### Topic: Pet Policy

Ron advised that we recently had a guest submit a fraudulently process ESA application due to the weight of the pet. In the verification of the application, it was discovered it was not valid. The board unanimously agreed that the dog had to be removed from the park and the visitors left the park. Brenda Whitcomb, who does the research on these applications, reported that there are currently a number of property owners in the park that have not turned in the immunization records for their pets. There will be past due notification notices sent to these property owners. This is a requirement of our current Pet Policy. After extended discussion it was suggested that the current Pet Policy needs to be reviewed and updated according to current laws. Brenda and Cindy Leising will be updating the policy. Ron advised that the property owners are responsible for ensuring the Pet Policy is strictly enforced and all required paperwork must be provided 30 days prior to a guest's arrival so that the documents can be verified and approved prior to entrance into the park. Fines for any violation of the policy will be directed at the property owners as it is their responsibility to ensure this policy is adhered to.

#### Topic: Items for Next Year's Budget

Ron addressed this topic; it is the intent of the BOD to keep our POA dues the same or as low as possible for next year. With this in mind there are several items that will be considered for next year's budget.

- Repaint the Outside of the Club House (If this is approved, we will have the building (side walls) painted by volunteers to keep the cost low. Ron has a commercial air sprayer, and the cost would be for the paint only. The painting on the building is the original paint, and it has faded over the years.
- Additional Storage Area, it is suggested that we extend the walls under the roof area the Club House to add much more needed storage space. It is the intent to have this project done by volunteers also at an estimated cost of between \$10,000 - \$12,000.
- Addition to the Maintenance Bldg. is being suggested to house all of the park's equipment. We have a bid from K Aluminum for a 24 x 24 steel building, 10 ft tall and able to sustain up to 170 mph winds estimated at \$10,000.00.
- 26 x 26 concrete pad for the building bids by K Aluminum for \$5700.00 and Albert for \$6935.00

#### Topic: Tree on Shoreline Drive

The Board was questioned concerning a large tree that is encroaching on a property owner's building and a neighboring property with the nuisance of cleaning leaves out of the gutters. The tree is on the Common ground line, and it was requested that we pay one-third of the cost to cut down the tree. In discussing this request, it was stated that the tree is alive and not in a decomposing condition. The board will not participate in the cost of cutting down the tree but would allow them to fall the tree into the common ground area due to the difficulty of being able to remove the tree. A new tree will be planted to replace the tree that will be cut down.

#### Additional Topic: Road Project Update

Ron announced a Pre-construction meeting between the contractor and CF Property owners is tentatively planned for April 25<sup>th</sup> at 11:00am, location to be determined by the number of attendees. A signup sheet will be posted on the bulletin board outside of the POA office for anyone who plans to attend. A light lunch will be provided by the contractor. The tentative schedule for the re-paving is as follows:

Milling Dates: June 2, 3, 4, 5

Paving Dates: June 9, 10, 11, 12, 13

Seal Coating the Parking Lot: June 14

Restriping: June 15

Motion to Adjourn: Bob Platt, Support: Bill Pease

The meeting was adjourned at 10:40 am.

Respectfully submitted,  
Cindy Leising,  
POA Secretary

**\*\*Approved at the POA meeting on April 3, 2025 \*\*\*\***