

Camp Florida POA Meeting Minutes
Thursday, March 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: Ron added Item (a1) under New Business: Vote on Road Contract. Correction was made and motion to approve by Bill Pease and supported by Bob Platt. Motion passed 5-0 vote.
- The Secretary's report from the 2-6-25 POA meeting minutes were reviewed and approved with a motion by Bill Pease and supported by Bob Platt. Motion passed 5-0 vote. BOD Work Meeting minutes from 2-20-25 were reviewed with a motion for approval by Bob Platt and supported by Cindy Donovan. Motion passed 5-0 vote.
- Treasurers Report: Cindy Donovan reported that we are still waiting for the December and January financial reports from Colley. As soon as she receives them, she will forward to the Property Owners.
- Park Managers Report: Colsonn reported that the tree trimming has moved up to begin on Monday, March 10th. He reminded that all those heading back North soon should make sure all things remaining outside need to be secured in preparation for hurricane season. He has several projects planned during the summer months and one being the repainting of the pool deck. He will periodically send out updates. The regular grass mowing season will begin in the next 3-4 weeks.
- Introduction of New Property Owners: Adora & David Malloy from B-25 were introduced to all present.
- Standing Committee Reports
 - a) ARC Committee: Chair, Gil Calgano reported quite a few Concrete requests were approved.
 - b) Activities Committee: Deb Owen, Activities Chair, began by acknowledging all of the volunteers and the importance and appreciation to our community. She stated the Strawberry Appreciation event was an enormous success and was well attended with 230 attending. She apologized if anyone was overlooked and mentioned that if anyone was missed it was not intentional. She gave a detailed report on the progress of the Pool house kitchen project reporting that approximately \$11,481.81 has been collected to date for the project. The patriotic quilt that was donated raised \$530.00 and to date \$2,220.00 has been raised with the tickets sold on the jewelry. She reported that they had received three quotes for the cabinets and the local bidders' pricing was the lowest. Plans are to begin the project shortly with volunteers; Gill Calgano, Ron Goudy, Tom Scott, and Jerry Bowers working on the expansion. Some of the events for next year are The Lester's on 2-1-26, Pool dates of 1-25-26, 2-22-26 and the Luau for 3-23-26 have been booked. The farewell potluck is scheduled for 3-29-25.
 - c) Election Committee: Fred Myall reported that Bob Platt, Cindy Donovan, and Bill Pease were reelected to the board. He thanked Katie Novotny and Jennifer Lindsey for running in the election. He also thanked all of the lady volunteers who maned the voting stations. All went smoothly with 250 property owners participating.
 - d) Beautification Committee: Diane Newberry, with the help of Cheryl O'Brien reported that they have planted a lot of new plants and have cleaned up a lot of dead underbrush along Shoreline Drive. She thanked Colsonn for his cooperation and willingness to help when called upon. The next workday is Saturday, March 8th and all are welcome.
 - e) Road Committee: Craig Ritzema, who is the chairperson of this project, gave a detailed update on the Road project. He went into depth describing the process and what to expect with this upcoming road work. Ron reported that this was a huge project and thanked the committee for the hours they have put into this project. There were five bids received with pricing ranging from \$650,000 - \$445,000, but the committee has narrowed it down to two contractors. Things

of importance were the depth of the asphalt and the mixtures of the asphalt. The committee will meet with the two contractors to review the contract details and if needed, will have them re-bid to the specifications to meet all of our expectations. The Committee recommended that we accept the Rose Paving Company's bid for \$445,000.00. The floor was opened up for questions and Craig fielded and answered all of the property owner's questions. The bid will include milling down about 1½" in front of all the driveways and putting a topcoat of 1½" compressed asphalt on the streets, sealing of the parking lots and repainting the letters and restriping the lines. The millings will be added to each side of Shoreline drive to support the edge of the payment and widening the road for larger trucks and equipment. The plan is to have this work done between Memorial Day and Labor Day when there is less traffic in the park. Other members of the committee are Tom Scott, Pete Grimm, Larry Oser, Andrew Heydinger, Buzz Howes and Bob Owen. Cindy Donovan discussed the details of the Special Assessment as follows: The Road Reserved as of 12/31/24 is \$229,800.00. The *Special Assessment is \$565.00* per property owner which equals \$224,305.00. The total assessment of the paving bid plus processing fee equals \$445,500.00. Deducting the total assessment amount (\$224,305.00) from the total paving bid (\$445,500.00) leaves \$221,195.00 to be deducted from our Road Reserve. The remaining reserves will be used for future road sealing and painting of the numbers. It is anticipated that the invoice for the Special Assessment will be mailed on the first of May with payment due by 5-31-25.

- Old Business

- a) Property Owners vote allowing the Board to exceed the \$25,000.00 allowable limit to go forward with the Road Project: A straw vote was taken with all in attendance and the vote was favorable to proceed with the project with a vote of 140 (yes) – 11 (no).
- b) Update on the Pool Patio cover: Ron advised that the cover over has been completed.
- c) Update on the Pool House Kitchen Expansion: The update was covered in the Activities Committee report given by Deb Owens.
- d) Update of the Dishwasher: Bill Pease reported the original model shipped was not what was ordered, and the replacement unit is on back order and is expected to ship in 2-3 weeks.

- New Business

- a) BOD vote on Special Assessment: Bob Platt led the discussion on the Special Assessment and made a motion as follows: I would like to make a motion that the Board of Directors of the Camp Florida Property Owners association hereby levy a special assessment in the amount of \$224,305.00. This amount is to be divided equally by the 397 lots for an amount of \$565.00 per lot due on or before May 31, 2025. This money will be used in its entirety to pave the existing roadways of our Camp Florida Properties and to seal and stripe the existing parking lot. Cindy Leising supported motion. Motion passed with a vote of 5-0.
 - A.1 Vote on Road Contract: Bob Platt let this discussion with the approval of the property owners during the straw vote to proceed with the project. The motion read as follows: Motion to accept a bid from either Rose Paving LLC or Asphalt 365 not to exceed \$445,000.00 for the paving and sealing and striping as set forth in our bidding process for our Camp Florida POA roadways and parking lot. Motion supported by Bill Pease. Motion passed with a vote of 5-0
- b) Discussion of Kitchen Water heater: Bill Pease address this and advised that the current water heater is very old and with the installation of the new dishwasher the water heater will be placed in the attic above the kitchen with a pan. Due to its age, it is recommended that we purchase a new one which will be a 40-gallon Rheem electric water heater with a pan and plumbing. The cost of the water heater is \$400.00 and with the purchase of the pan and the

plumbing connections the total cost will not exceed \$500.00. Cindy Donovan supported the motion, the motion passed with a 5-0 vote.

- c) Discussion on the review of the ARC Approval guidelines verbiage: Bob Platt led this discussion with the change in some of the verbiage of the guidelines which addressed the 5-foot sideline and 10 ft from the front. This is to be considered the side and front yard setbacks which also include all buildings and any impermeable surfaces such as concrete. Storage shed types were also addressed with this revision. Motion supported by Bill Pease with the motion passing with a 5-0 vote.
- d) Discussion on the Storage Lot Guidelines/Lot Lease Agreements: Cindy Donovan led this discussion and advised that the Lot Lease Agreement was being discontinued. You will no longer need to sign a yearly lease agreement, but you must remain current on your POA quarterly dues to retain your storage lot. Cindy Leising supported the motion, and the motion passed with a 5-0.
- e) Discussion of the Records Retention Policy: Cindy Leising led this discussion advising that per the Florida State 720 Statutes the POA is required to keep documents between 1yr - 7ys depending on the type of the document it is. This policy lists the documents and the retention period for each applicable document. It states it is the responsibility of the BOD to monitor for compliance. Cindy Donovan supported the motion, the motion passed with a 5-0 vote.
- f) Discussion of the Rules & Regulations for #8 Fires: Bob Platt led this discussion and advised the no ban wood burning fires with the exception of the fire pit down by the lake and propane fire pits will be permitted. All local and state fire bans will be observed. Bill Pease supported the motion, and the motion passed with a 5-0 vote.
- g) Discussion of revised rules & regulations #11 Swimming: Cindy Leising led this discussion advising that the board has approved extending the swimming pool hours to be 8:00am – 10:00pm. This change has been made possible through the hard work of volunteers; Diana & Bob Brewer, Bob Platt, Ron & Theresa Goudy, John Gier, Rick Sheldrake and Ross Robinson for their time and effort in lighting the pool and pool area. If the 10:00pm time is not observed the hours may be adjusted accordingly. Bob Platt supported the motion, and the motion passed with a 5-0 vote.

- Property Owners Remarks

- a) Several property owners came forward with a variety of questions: Can payments be made on Special Assessment, concerns with taking a straw vote being intimidating, who will be overseeing the road project when everyone heads North, is there a warranty on the pavement, concerns about the millings along the road affecting their property, what is included with the road repair contract, thanking the Road committee for the effort and time put into this project, reminder that people should present complaints or objections in a constructive and polite manner. Questions were addressed and answered by the BOD or committee members.

- President/Board Members Remarks appreciated.

- a) Cindy Donovan stated that early payments on the Special Assessment are acceptable. Any amounts paid in advance for quarterly assessments cannot be used to pay the Special Assessment. Please make a notation on your check Special Assessment so that your payment is applied to the correct account.
- b) Bill Pease thanked the volunteers that helped with the sidewalk repairs throughout the park.
- c) Ron reminded people not to go on private property without an appointment or permission. He recognized Dan Wood for all of the support he has given to the park and the hours he had spent on setting up the reserve system that we use today. This was Dan and Mary Lou's last meeting as they have sold their home and will be residing in their new home in Ohio. They have both been great assets to our community and they will be missed.

d) Bob & Cindy L had no comments.

- Next POA meeting is scheduled for Thursday, April 3, 2025, at 1:00pm
- Next BOD Work meeting is scheduled for Thursday, March 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 2:21pm

Respectfully submitted,

Cindy Leising
POA Secretary

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