

CF BOD Work Meeting Minutes

October 23, 2025

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

Members Present: Goudy, Pease, Donovan, Leising and Platt by phone

Management Present: Colsonn Jean, Mike Kane

Meeting was called to order by President Goudy at 9:00am. Additional topics added to the Topics for Discussion: Solar Cover for the Pool, Code Enforcement Violations

Topic: Speed Bumps

The Board of Directors conducted a brief discussion, and they unanimously agreed to not reinstall the speed bumps at this time. If the speed in the park escalates above the 15-mph speed limit additional discussion and action may be required.

Road Reserve/Update

Ron started the discussion by thanking Tom Scott, Pete Grimm, Craig Ritzema and Colsonn for their guidance and supervision over this project during this large and trying undertaking. The final payment of \$289,000 will not be paid until all of the correction work has been completed in accordance with Management and Road Committee members' satisfaction. Ron advised that the pavement will be removed on Shoreline Drive between Inner Lane and Hidden Cove and new pavement will be applied. This will correct the issue created by the hydraulic leak and the equipment marks on the road. Tom informed us that equipment that heats and rolls out the pavement will be used on rough patches in the pavement to smooth out the problem spots. Additional information on the Road Reserve will be addressed during the Budget discussion.

Water Heater/Dish Washer Installation Update

Ron led this discussion and advised that Gil Calcagno who was to help spearhead this project, has medical issues that have forced him to remove himself. The project is moving forward with Ron Goudy, Bill Pease and John Gier working to complete the installation. It is felt that the project will be completed in the near future.

RV, Park Model Appearance and Upkeep

This discussion concerns the unsatisfactory appearance and condition of some of the property within the park. This has been discussed with our legal team. We were advised that our Covenant language around this issue would not bid well for us with any requests we may have a unit removal from the park with its present verbiage. Bill Pease suggested that we put efforts forth and try to concentrate on a standalone effort of getting the 90% approval changed in our covenants. All board members supported this suggestion. Cindy Donovan also advised that a vote to change the covenant approval percentage could be collected over a period of 3 months. It was also suggested that we establish a committee consisting of property owners and several board members to establish rules for acceptable appearance and maintained property upkeep.

Tennis/Pickleball Resurfacing

Bob Platt led the discussion of this topic. Bob described the condition of the courts as needing to be addressed sooner rather than later due to the deterioration of the current surface with water pooling,

cracking, and exposure of wood chips. The restriping of the courts would result in an end result of two tennis courts and four pickleball courts in the existing tennis court area. There were three bids, and it was suggested that we go with the lowest bid from NIDY Sports Construction. This company has also resurfaced our shuffleboard courts recently.

Code Enforcement

Ron led this discussion concerning recent communication with a Highlands County Code Enforcer who had received a call from a park resident concerning violations throughout our park and Storage area. A lengthy discussion was held between the board and property owners as to the legality of this inspection since this is private property and many of the units involved remain in storage and not on public roads. It was decided to reach out to our Legal representative and get their input before moving forward with how to manage this situation. Ron will put a call into our legal team.

Solar Cover for the Pool

Ron began the discussion and expressed he was not in favor of purchasing a solar cover due to the liability risks that could occur if someone fell into the pool and became entangled in the cover. Ron asked Peg Vetter to speak as she was who had requested the board to consider purchasing one. Peg stated that with the last two winters she had reduced participation and classes cancelled due to the cooler temperatures. She questioned whether having a cover would offset the purchasing price in the savings on the electric bill. Ron surveyed the rest of the board and overall, it was felt that this was not a good solution to the pool water temperature. With the short longevity of the cover, the flaking of the disintegrated cover plugging the filtration system and effort it would take to cover the pool each day was not worth the investment. Neil Landry suggested a better solution would be to budget to purchase another heater for the pool that could maintain the desired temperature. The three heaters that we currently have are not adequate in maintaining the 86-degree temperature goal. Since the budget has already been planned the board suggested that we look at adding this item to next year's budget.

2026 Budget

Cindy Donovan led this discussion and opened the discussion by announcing there would be no increase in POA fees for 2026, they would remain at \$405.00 per quarter. She stated that insurance for the park is expected to increase by 25% over last year's costs. The insurance deductible reserve is budgeted at \$40,000 increase and is expected to be \$150,000 at year end. \$15,000 is budgeted for the road reserve for 2026. An estimated cost of \$35,000 for resealing the road when needed in the next several years.

Bill Pease questioned the requirement for a formal audit and Cindy advised that it has not been announced as there is a shortage of auditing firms that are accepting new customers and performing audits. If a decision is made it will be calculated in next year's budget.

Items recommended and included in the new budget are as follows:

- Extension of patio cover at the pool.
- Addition of storage area on the club house
- Painting of the Club House
- Resurfacing and Restriping of the Tennis/Pickleball Court
- Dock Repair
- Two Used Treadmills for the Exercise Room
- New Air Conditioner for Club House when needed.

- Trimmer/Blower/Various Maintenance Tools

All of the above improvements will be taken out of Reserve funds, and the overall estimated cost would be \$62,700.00.

The meeting was adjourned at 10:15 and the BOD remained in Executive session to discuss 2026 employee salary adjustments.

Our next POA meeting is scheduled for Thursday, November 6th in the Great Room at 1:00pm.

Cindy Leising,
CF POA Secretary

Approved at the POA meeting on 11-6-25