

Camp Florida POA Meeting Minutes

Thursday, April 3, 2025

1:00pm Great Room

- Meeting was 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: Date of the next POA Meeting changed from November 6, 2025, to November 13, 2025. Motion for approval by Bob Platt and supported by Bill Pease. Motion passed 5-0 votes.
- 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 Cindy Donovan. Motion passed 5-0 votes. BOD Work Meeting minutes from 2-20-25 were reviewed with a motion for approval by Bill Pease and supported by Bob Platt. Motion passed 5-0 votes.
- Treasurers Report: Cindy Donovan advised that several financial reports were recently sent to the property owners. The delay was caused by the heavy schedule of Colley preparing tax returns. Cindy stated that we made more money overall and reported that we had to pay more taxes, but Colley figured the taxes as a corporate tax rate versus the POA tax rate and saved us approximately \$5,000.00. Cindy stated she has begun the search for a CPA for the upcoming audit next year. The road assessment invoice will be mailed to all property owners on May 1st and if you have already paid it, it will be noted as such on the invoice. Some property owners had prepaid their assessment, and Cindy has invested the money in a money market account to make money for the POA.
- Park Managers Report: Colsonn reported that he and Mike continue to work on projects to enhance the park. All of the tree trimming has been completed in the park and Colsonn recognized Clyde Wirth for all the help he lent our Maintenance staff during this project. As people pack up and get ready to head North, Colsonn reminded us that we need to secure or store all outside furniture and lawn ornaments in preparation for the hurricane season prior to leaving the park.
- Introduction of New Property Owners: No new property owners came forward.
- Standing Committee Reports
 - a) ARC Committee: Chair, Gil Calgano was not present so there was nothing new to report.
 - b) Activities Committee: Deb Owen, Activities Chair, reported that the Activity Committee stayed under the \$5,000.00 budget for the year. She announced that next year there will be two new activities: Women's Connection directed by Diane Lucey and Technology Training led by Randy Morgan every Monday throughout the season. The Soc Hop raised \$602.00 for the park and the Luau was attended by 135 participants. Deb acknowledged all of the Activity chairs for the job they did this year and Ron Goudy thanked Deb on behalf of the BOD for the outstanding job she has done as Activity Director.
 - c) Election Committee: Fred Myall reported that there will be two openings for the Board for next year. He encouraged residents to think about it over the summer and consider applying next year. He reminded everyone that if you sell your property to be sure and contact the POA office to ensure our records are correct, and you get added to the voter log for the next election.
 - d) Beautification Committee: Diane Newberry, with the help of Cheryl O'Brien, thanked all the volunteers who gave monetary donations and well as all the workers who helped throughout the season to keep our common area beautiful.
 - e) Road Committee: Discussion was led by Ron Goudy as noted under New Business.
- Old Business
 - a) None

- New Business

a) Street Light Shades: Bob Platt led the discussion on the street light shades. It was decided by the board that two shades are permissible and can be purchased through Duke Energy. They cannot block out the front panel facing the street for safety reasons.

b) Pet Policy: Ron led the discussion on the Pet Policy that included some changes in the second paragraph concerning the Pet Application form and the current vaccination records must be submitted to the POA office prior to arrival. Prior approval from the Park Manager is required for all pets, including ESA and Service animals prior to the admittance to Camp Florida. Property owners are responsible for ensuring this policy and our Rules & Regulations are given to their renters/guests. Cindy Leising read the policy changes to the property owners in attendance and made a motion to accept the policy as updated, supported by Cindy Donovan. Motion passed with a 5-0 vote.

c) Update on Road Project: Ron began this discussion by advising that the pre-construction meeting will take place on April 25th @ 11:00am in the Great Room. A sign-up sheet is posted outside of the POA office for those wishing to attend so that the contractor can supply enough food for the lunch they are providing. The schedule is as follows:

Milling dates: June 2, 3, 4, 5

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

Seal Coating of the Parking lots: June 14

Restripping of the roads: June 15

Ron announced that he plans to return to the park during this process. Tom Scott and Pete Grimm will also help oversee the project to ensure the progress is as expected in our contract.

d) Budget Items: Cindy Donovan led this discussion and advised that the goal of the BOD is to keep the quarterly dues as low as possible. Several projects will be considered, and she will need quotes for budget consideration. We are still looking into CPAs for the audit that will be required next year.

- Property Owners Remarks

a) Several property owners came forward with a variety of questions/concerns:

Larry Oser expressed his disappointment in the BOD's decision not to help cover the cost of cutting down a large oak tree.

Brad Kolk questioned, since we have to pay increased taxes due to the income we make, would it be possible to reduce or eliminate the storage fee to reduce what we have to pay the government.

Patrice Boutin expressed his appreciation and thanked the BOD for all they do for the community.

Bob Sargeant expressed concerns with a neighbor who has a tree that has limbs overhanging 25% of his roof and their dogs being on his property.

Larry Oser clarified that the park paid \$35,000.00 to get the storage area zoned for storage and the income is intended to keep the POA quarterly dues down.

- President/Board Members Remarks appreciated.

a) Cindy Donovan had no comments.

b) Bob noted that this has been a very interesting and enjoyable year.

c) Bill Pease expressed his appreciation of Ron's leadership and sometime the job is not easy.

- d) Cindy Leising also acknowledged that at times we have to make tough decisions, and it is difficult to do when it involves your CF friends. She acknowledged the great job that Ron has done.
- e) Ron stated that even though the decisions are tough at times the BOD always takes the property owner's well-being into consideration when the decisions are made.
- Next POA meeting is scheduled for Thursday, November 13, 2025, at 1:00pm
- Next BOD Work meeting is scheduled for Thursday, October 16, 2025, at 9:00am in the Card Room. All are welcome to attend.
- Motion for Adjournment
 - a) Motion made by Bob Platt, supported by Cindy Donovan. Meeting adjourned at 1:55pm

Respectfully submitted,

Cindy Leising
POA Secretary

***Approval at the POA meeting on November 6, 2025 ***