

CF BOD Work Meeting Minutes November 20, 2025

Meeting called to order by President Goudy at 9:00am
Member's Present: Goudy, Pease, Donovan, Leising Platt
Management Present: Colsonn Jean

Meeting was called to order by President Goudy at 9:00am.
Additional topics added to the Topics for Discussion: Rules Infractions and Critter Publication

Topic: Pool Heater

Gil Calcagno led the discussion on the pool heater situation where the pool water has not been routinely meeting the recommended temperature. Gil explained there are several issues involved with the current heaters. The issues range from inadequate water flow into the system due to insufficient piping from the pool into the heaters and limited electrical output from our electric control panel. There were several suggestions made to replace the heaters with heaters that include a heat pump and getting a quote on a new automated cover. It was decided that more research needs to be done to resolve this issue.

Topic: Third Party Rentals

Bill Pease led this discussion concerning third party rentals & short-term rentals that cause issues in our park. There were suggestions from property owners to require background checks, charging a fee for any damage that the park may incur through these type of rentals. It was suggested that we need to get legal input concerning what we can do to control these instances.

Topic: Speed Measuring Signs

Ron led this discussion and expressed a need to be able to control the speed in our park since the removal of the speed bumps. He gave examples of instances he had personally witnessed and had addressed speed with several of the drivers. It was suggested to have several speed signs that display the speed by flashing numbers. Cameras are also available on some of the presented sign options. All would solar operated. Some felt the signs would have little effect on reducing the speed. Further discussion will be held at the POA meeting with a motion to be made with the favored solution to this issue.

Topic: 90% Covenant Vote Process

Bob Platt led this discussion and the difficulty in achieving this task. He suggested that we start with creating a draft copy of rewritten covenants that reflect Florida State Laws and legal representation and present this along with the suggested percentage change at the same time. Others felt that achieving the change on a more attainable percentage would be easier to achieve as a standalone vote. There was a team that had started this process in the past, and it was suggested that we resume where they left off and move on from there. Brenda Whitcomb has this information and will provide it to the board for their review. Bob Platt agreed to chair this project. President Goudy acknowledged the work that Brenda has done for the park and the immense savings she has saved the POA.

Topic: Insurance Update

Cindy Donovan stated we are near completion of finalizing our insurance policies. The estimated cost to be less than what was anticipated.

Topic: Age of Roofs

Cindy reported the age of the roofs on the Pool House and The Club House will have an impact on our insurance with the roofs reaching 30 years of age. She suggested we need to take this into consideration when planning budgets in the future. Ron asked Cindy for a breakdown in our deductibles for each building.

Topic: Audit

Cindy reported that they believe that they have found a firm to do our Audit. She said that some changes may be forthcoming to meet compliance.

Vendors for Electronic Voting

Cindy Leising informed the board that she had researched and found several software applications that would adhere to the 720.317 statute concerning electric voting as an alternative means of voting. Additional research is required to make an educated decision on this suggestion. One thing that is required by law is to have documented approval from the property owners that Emailing was an approved source of conveying information and documents to them. It was suggested that we may be able to collect this needed documentation at the time we do the POA elections and follow up with the Property Owners who are not present.

Rules Infractions

Ron led this discussion and explained the obstacles that the board is faced with on several habitual renter/owners that have had multiple rule infractions. Levying a fine is a long and tedious process and in speaking with our attorney it was suggested that our By-Laws allow us to suspend use of amenities or common ground usage for a period of time to help correct and resolve this issue.

The meeting was adjourned at 10:25am and the BOD remained in Executive session to discuss personnel issues.

Our next POA meeting is scheduled for Thursday, December 4th in the Great Room at 1:00pm.

Cindy Leising,
CF POA Secretary

Approved at the POA meeting on 12-4-25