

Camp Florida POA Meeting Minutes
Thursday, December 4, 2025
1:00pm Great Room

- 1) Meeting was called to order by President Goudy at 1:00pm
- 2) Pledge of Allegiance led by President Goudy
- 3) Roll Call: Pease, Goudy, Platt, Donovan, Leising. All Board Members present.
- 4) Approval of the Agenda: added item i, Discussion of advancing the Activity Committee \$5,000.00 for the 2026-year expenses, added item j, Discussion concerning the Emergency Executive meeting the Bod had with Mike Redington who is the new owner of 4.25 acres off of Shoreline Drive.
- 5) The Secretary's report from the 11-6-25 POA meeting was reviewed and approved with a motion by Bob Platt and supported by Bill Pease. Motion passed 5-0 votes. BOD Work Meeting minutes from 11-20-25 were reviewed with a motion for approval by Bill Pease and supported by Bob Platt. Motion passed 5-0 votes.
- 6) Treasurers Report: Cindy Donovan reported that we are in line with our budget to date. Advised that Decembers Asset will drop after the remaining balance due from our road project is paid. These funds will be drawn from two of our financial establishments.
- 7) Park Managers Report: Colsonn reminded everyone to be aware of the appearance of our homes and power wash when necessary. He announced that if your lawns need mowing to contact him as they are now mowing on a weekly basis during the winter months. Irrigated lawns may need to be mowed periodically and feel free to contact him when necessary and he will take care of them. He also reported he appreciated all the effort from storage lot lessees with taking care of the required tags and registrations in the storage area. Code Enforcement was happy with our progress to date.
- 8) Introduction of New Property Owners: Mario Saulle of 301 Shoreline Drive introduced himself as a new owner, welcome to our community!
- 9) Standing Committee Reports
 - a) ARC Committee: Chair, Gil Calgano reported that there has been quite a bit of concrete and additions throughout the park and all are in order. He thanked Ron for his leadership in repairing the recent water leak in the park.
 - b) Activities Committee: Deb Owen, Activities Chair. Dianne Newberry reported for Deb and informed us that the first Activity meeting is scheduled for January 8th and if anyone has any new activities planned, they will need to complete the form, so it gets added to the calendar. Reminded everyone that Poolside Grilling begins this Saturday, December 6th from 11:30am to 1:30pm. The Beautification Committee will be selling 50/50 tickets with proceeds going toward the park's beautification efforts.
 - c) Election Committee: Fred Myall reported that all new members have been updated in the voting logs. There will be two board positions open in this year's election. He advised he will need a letter of intent for any candidate applying for these positions by January 2nd so they can get the election packets prepared and out to the property owners. Applicants must be property owners in good standing.
 - d) Beautification Committee: Diane Newberry reported that they had lost some plants due to malfunctioning irrigation that they will have to restore. They are planning a workday on Saturday and accept any volunteers that may be able to help.
 - e) Road Committee: Ron spoke for this committee and advised that Rose Paving will be in the park on December 12th for the final walk-through and inspection before the final payment is issued and this project is closed.

10) Old Business

- a) Update on POA Insurance Policies: Cindy Donovan reported that we are insured and that we are currently \$13,000 under what had been budgeted. We still have a policy that is due in July with an estimated cost of \$7000.00. After this payment if there is any excess will be put in the Reserve.
- b) Update to Pool Extension Roof: Ron had been in contact with the contractor, and all the drawings are back but due to the shortage of personnel in the county we are still waiting for final approval before construction can begin.
- c) Update on the Tennis/Pickleball Court Resurface: Colsonn has been following up on this project with the contractor, and they are pushing to get this completed before the Holidays, but we do not have a final start date yet. He will continue to pursue this project start date.

11) New Business

- a) Discussion on Pool Heater: Bill Pease led this discussion and stated there is a need for maintaining the pool temperature at night, but the Board unanimously declined to purchase another solar blanket for this purpose. Adding a fourth heater is not a viable option because of the piping that is there we would not have enough water pressure to support another heater. The board has instructed Colsonn to begin to get pricing on another automatic cover for the pool. This estimate will be added to next year's budget review. Bill also acknowledged the work that Ron Goudy and John Gier did for the replacement of the electrical receptacles in the pool filtration area that had deteriorated over the years.
- b) Discussion on Third Party Rentals: Bill Pease led this discussion and advised that we touched on this subject in our last work meeting and we will continue this discussion on our next work session on December 18th. He advised that the BOD was in favor of discontinuing this practice and suggested we need to address R B & B's and short time rentals as well.
- c) Discussion on Speed Measuring Signs: Ron Goudy led this discussion and expressed the need to reduce the speed within the park since the speed bumps have been removed. He stated that the board is not in favor of adding speed bumps back in the park, but we need a means of slowing down the speed. Realizing this is an issue in other parks as well Rons suggested a sign that would display the speed and blink red if over the speed limit. The sign would be solar powered and would include a camera. The sign would cost around \$1,600.00 and he suggested purchasing one sign to see if it would be effective in the speed reduction effort. Bill Pease advised he would suggest stop signs several locations on Shoreline drive in lieu of the speed measuring sign but he is willing to go along on the purchase of one of these signs to see the results. Cindy Donovan made a motion to purchase one sign, and Bill Pease supported the motion. Motion passed with a 5-0 vote.
- d) Discussion on 90% Covenant Vote Process: Bob Platt led this discussion and expressed the need for the 90% to be changed. He stated the 720 State laws protects the abusive control of the Covenants if this percentage gets lowered to an attainable percentage. A more attainable percentage of 66% will be a goal that would be recommended. If anyone is interested in helping with this project, please contact Bob or Brenda Whitcombe.
- e) Discussion of Audit Process: Cindy Donovan advised that she had hoped for more definitive information from the audit firm by now but unfortunately, she has not. She has located a firm what would be willing to do the audit for us from Lakeland. At this point we are not sure if the audit will be required for 2025 or 2026. However, internal procedures and controls will be changing in preparation for an audit.

- f) Discussion of Electronic Voting Process: Cindy Leising led this discussion and advised that there is ongoing research for an approved vendor that would qualify under the 720.317 statue to allow us to use electronic voting on park issues and our annual election. Several suggested vendors are Simply Voting, Election Buddy and Vote HOA now. This will not be available for this year's election.
- g) Rules Infractions: Bill Pease led this discussion as there are two circumstances within the park that may require a Suspension of Common Ground Privileges. There is a renter with a dog in A circle with barking and dog maintenance issues. As of this writing, this issue has been resolved as the dog has been removed from the park, and the renter will be leaving the park in the near future. Another issue is a resident at 29 Windward Drive that has a family member that visits the park and causes many issues during their stay from unapproved vehicles in the park, loud music, vulgar language, repairing jet skis on property and parking jet skis on patio blocks. There have been many complaints filed and multiple management conversations with this resident with these concerns to no avail. Bill Pease made a motion for suspension of park privileges for 90 days in the Common Area spaces such as the pool, pool house, and boat launch. Bob Platt supported the motion. A vote of 5-0 passed.
- h) Resolution to Establish a Fines Committee: Bob Platt led this discussion to formally establish a resolution (copy emailed to all Property Owners for review prior to the meeting) for the board to establish a Fines Committee to review and hear any arbitration from a violator concerning a suspension or a fine levied by the Board of Directors over infractions against our established Rules & Regulations, Covenants or By-Laws. Ron Goudy announced the Fines Committee would consist of Brenda Whitcombe, Sandy Bowers, and Mark Zittel. Alternates would be Rick May and Diane Newberry. Bill Pease made a motion to approve the Committee and supported by Bob Platt. Motion passed with a 5-0 vote.
- i) Activities Committee Advance: Ron led this discussion seeking the board's approval of advancing the Activities Committee \$5,000.00 as we had approved in the previous year. Bob Platt made a motion to approve, supported by Cindy Leising. Motion passed with a 5-0 vote.
- j) Meeting with Owner of Shoreline Property: Ron advised that he had called an emergency meeting on Wednesday, December 3rd at the request of Mike Reddington, who is the owner of the 4.2 acres that sold two years ago along Shoreline Drive. He wanted to meet with the board to discuss his plans for the property and any questions the Board had concerning this acquisition. The meeting lasted approximately 40 minutes, and Mr. Reddington soon realized that the board had real concerns with the usage of our newly repaved roads and the heavy equipment that would be involved with this plans. The board stated that we would require a substantial bond to secure and protect against any road damage that may occur, and we requested a copy of the permits for the development of the property along, proof of easement to the property and drawings of the structure he would be erecting. Any consideration to become a member of our POA would require all of the above information for and serious discussion would occur with the board.

12) Property Owners Remarks

- a) Becky Shilling requested the board to consider purchasing several portable umbrellas on wheels for the pool area.
- b) Adora Maloy questioned and commented on the fines process and the success of processing a fine.
- c) Margaret Graham informed the board of Easement by Necessity law.
- d) Mary Ann Hardy discussed the issues they have in their community concerning speeding and lack of success in controlling speeders.
- e) Lonnie Clark thanked the Board and Committee members for all they do for the park and commented on several topics of discussion.

- f) Jerry Bowers reported Booster ticket sales were going strong, also thanking his committee members.
- g) Andrey Heydinger suggested that we may consider using a Solar water heater for the pool and noted that some states do not have front license plates for the proposed speed sign to capture on camera.
- h) Calvin Holzer stated that during their travels over the summer several parks they stayed at had Only You can Prevent Speed Bump signs.

13) President/Board Member Remarks

- a) Ron Goudy announced that the Canteen will be managed by Cindy Pease and Bonnie Poeschel this year with each working every other week with fish fries every two weeks.
Ron also announced that since the installation of the new well we have realized substantial savings in our water bill. Using well water to top off the pool reduced our latest bill from \$1600 a month down to \$400 a month.
- b) Cindy Leising mentioned the name badge price for this year is again \$11.00 each. Payment in cash at time of order placement. Also, if anyone is not getting emails to see her and she will investigate why you are not receiving them.

14) Next POA Meeting is scheduled for Thursday, January 8, 2026, at 1:00pm

15) Next BOD Work Meeting is scheduled for Thursday, December 18, 2025, at 9:00am

16) Motion for Adjournment – Meeting adjourned by President Goudy at 2:45, Motion by Cindy Donovan and supported by Bob Platt.

Respectfully Submitted,

Cindy Leising,
POA Secretary

***Draft copy to be approved at the POA meeting on January 8, 2026 ***