

CF BOD Work Meeting Minutes December 18, 2025

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

Member's Present: Goudy, Pease, Leising, Platt, Donovan (Remotely)

Management Present: Colsonn Jean

Topic Speed Sign at Gate was deleted as it had already been installed.

Topic: Irrigation Systems

Ron Goudy gave an overview of our current irrigation and well situation explaining that the current configuration of the well, pump, pressure pump are not working for all of the applications that we need. Colsonn had contacted an irrigation specialist from Imperial Irrigation (Russell) and he inspected how our set up is currently and he recommended that we have a separate well located down by the pool for all pool applications such as topping off the pool, washing the deck and fencing and use the current well for irrigation only. Ron is getting a quote which would help us save additional money eventually using well water for all of the pool area.

Topic: Document Retention

Cindy Leising reminded the board that the end of the year is when we need to purge records that exceed the 7-year retention time limit as directed by the Florida State Statute 720.303 Official Records clause.

Topic: Financial Advisor

Ron led this discussion and suggested the need for a financial advisor/assistant position to work with our POA Treasurer to ensure we would have a backup in the event that our current Treasurer would be unable to cover the duties of this position. It would be desirable that this person would have an interest in becoming a board replacement should the need arise.

Topic: Audit

Cindy Donovan led this discussion and advised that she had located a firm in Lakeland that would agree to perform an audit for our community. The individual has vast knowledge of the 720 State Statute and HOA, POA requirements. She is currently the Treasurer of her POA. The estimated cost of the audit would be \$17,000.00. The question was asked if we do the audit next year would we be required to have an annual audit. Cindy stated that there are not that many auditors available and would recommend that we do the audits annually to retain the Auditor.

Topic: Amenities Usage

Cindy Leising questioned if a property owner rents out their property would the property owner and the renter be entitled to the use of park amenities. After discussion between the board and property owners present the opinion was that the amenity rights would go to the party occupying the property only.

Topic: Hot Water Heater for Dishwasher

Bill Pease led this discussion and advised that the water heater that was purchased for the new dish washer did not keep the water temperature at a high enough level (120 degrees) for the chemicals to work correctly. There were several solutions suggested to correct this issue. There is a Booster Heater designed to mount under the dishwasher for approximately \$2500.00 or an On Demand Propane water heater. Additional research if required before a decision is made but Cindy Donovan did confirm there would be funds available if required.

The meeting was adjourned at 10:04 am. Our next POA meeting is scheduled for Thursday, January 8th in the Great Room at 1:00pm.

Cindy Leising,
CF POA Secretary

Approved at the POA meeting on 1-8-26*