

Camp Florida Property Owners Association  
Annual Meeting February 21, 2026  
Meeting Minutes  
Draft

- Meeting was called to order at 10:00am by President Ron Goudy.
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- Fred Myall, Election Chair, confirmed we had a proper quorum present.
- There were no new property owners to acknowledge.
- Secretary's report: Cindy Leising read the minutes of the February 15, 2025, annual meeting. Motion by Bev Heydinger, support by Larry Dole. Unanimously approved by the property owner's vote. Motion carried.
- Treasurer's report: Cindy Donovan reported a lot of work is being done to complete the audit. We are in good financial standing and are still under budget for the year. Our December financials should be completed soon. Cindy reminded everyone to vote yes for the reviewed financials for next year. Motion by Neil Landry to approve and support by Larry Oser. Unanimously approved by the property owner's vote. Motion carried.
- Old Business: Nothing to report.
- New Business: Front Entrance
  - Ron reported on the status of the front exit gates. He informed the property owners of the damage that a vendor entering the exit gate had caused and the effort that had been made to get the gates fixed and back in operation. He advised that a press release had been issued that there had been reported break ins for the Lake Placid area. A property owner had reported that two individuals had created a standoff situation with them trying to come in through the exit gate while the property owner was trying to exit. The vehicle was an older blue Bronco with a loud muffler. The owner of the property canvased the park and could not locate the vehicle. Ron asked the community to report any suspicious vehicles or happenings to park management or a board member. Speeding continues to be an issue in the park with speeds recorded up to 39 mph. He stated that walkers and bike riders have the right of way in the park and to be cognizant of them and move over allowing them room on the roads.
- The meeting was turned over to the Election Committee chair at 10:18 am. There was one candidate from the floor (Kate Novotny) and the two board members (Cindy Leising and Ron Goudy) seeking re-election. Fred Myall, Election Committee Chair asked each candidates to address the property owners.
- Meeting was recessed for continued voting until 12:00 noon.
- Meeting was Reconvened at 2:00pm
- Fred Myall announced the Election results. Ron Goudy and Cindy Leising were announced as the winners. Fred noted that the votes cast for each candidate were as follows: Ron Goudy = 253, Cindy Leising = 243, Kate Novotny = 30 and Jennifer Lindsey = 4.
- Reviewed Financials won over an Audit, with 285 votes for Reviewed Financials to 4 votes for the Audit.
- The Covenant Change effort was defeated with 67 no votes to 233 yes votes. Fred reported 75.7% of the homeowners voted on this issue.
- New members were asked to take their seats on the board.
- The motion to return the meeting over to the newly elected board was made by Larry Oser, supported by Pete Grimm.

- Member Comments:
  - Larry Oser expressed great concern with the issues we are currently having with the gate open situation. The exit gate remains open and is an invitation for anyone to enter our park and creates a security risk for the residents. He offered a temporary solution of getting volunteers to man the gate Monday – Friday from 8-4 during the months of Jan - March. Residents would be responsible for advising any expected visitors of vendors prior to their arrival to the gate attendant on a daily basis. Larry volunteered to coordinate the scheduling for this event. A hand vote was taken on to would help man the gate and the no vote outnumbered the yes votes. Don Lenardson suggested that people use the keypad to call the residents to allow for entrance into the park. The main concern is the people entering through the exit gate as it creates a very dangerous situation. Anyone interested in helping with this endeavor should contact Larry.
  - Nancy Johnson had a question of clarification concerning this temporary fix.
  - Sandy Bowers questioned why we do not just get new gates. Ron explained that the issue is not the gates but the operating system and opens the gates. He advised that to replace the current cylinder cost \$1800 per cylinder. We had gotten one quote for \$25,000.00 for new actuators and the battery packs replaced. We need to replace them with commercial-grade equipment rather than residential grade due to the number of times the gates open and shut. We are waiting for more information, but it is hard getting businesses to respond in a timely manner.
  - Peg Vedder did not recommend replacing the gates with arm as they are often break and unless they are perfectly timed, they can close before you get completely through the gate if towing a boat or motor home.
  - Neil Landry advised that they have come a long way in improving the arm technology now they work on a sensor to prevent them from closing early. He advised that there is consideration of adding an arm along with the gate to prevent piggyback entrance.
  - Debbie Owen came forward after observing the number of people for or against manning the gate she asked the congregation if they felt keeping our park safe through excellent surveillance was important. The majority of the residents raised their hands, she then asked if they were willing to pay for it and again, they overwhelmingly raised their hands in agreement. She stated the reason we elect a board is to put this in their hands for a decision that will provide protection for us and let them do their job to the best of their research and ability.
- The meeting paused for board members to finalize the assignment of officers for approximately 10 minutes. Board members returned and Ron Goudy announced that next year’s assignments are as follows:
  - President: Ron Goudy
  - Vice President: Bill Pease
  - Secretary: Cindy Leising
  - Treasurer: Cindy Donovan
  - Member at Large: Bob Platt
- Next POA meeting will be on March 5, 2026, at 1:00pm
- Meeting Adjourned at 2:09 by President Goudy.

Respectfully Submitted,

Cindy Leising,  
POA Secretary

\*\*\*\*Draft Minutes will be approved at the 2027 Annual meeting on February 20, 2027 \*\*\*\*