

CF BOD Work Meeting Minutes January 22, 2026

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

Topic: Storage Lot Relocations

Ron began the discussion with the suggestion of moving the storage lots adjacent to the Bocce Ball court across the street where the Yard Waste, Construction and Household dumpsters were previously located. The recommendation was to move 4-5 lots, up to the lot with the cover over.

Topic: Removal of Trees by the Tennis/Pickleball Courts

Ron began this discussion, stating that he had been approached by several of the pickleball players with concerns about the close proximity, size of the trees and root of the trees causing damage to the courts. The size of the trees prohibits the sun from drying the added pickleball courts, so water remains on the courts. It was suggested that blowing off the courts similar to the shuffleboard courts would need to be an added Maintenance routine. Ron advised that they had turned off the irrigation along the courts, but it did not resolve the issue. Several of the board members were not in favor of cutting down the trees so it was suggested that we contact an arborist for recommendations.

Mowing Up Front (Hough) Property

When the property up front was sold, we had an agreement that for the use of the signs and water for irrigation from their well we would mow the grass and do the trimming in exchange. Over the years we have lost the use of one of the signs, had the water capped off in some areas and the electricity on the left side sign turned off. Ron suggests that we end this relationship with this property owner and remove the lettering from the sign and paint it to match the blue color on the other entrance sign and quite the lawn care service that we have been providing. The board will take this under consideration.

Topic: Removing Invasive Pine Trees along lake

Ron said that Colsonn had been getting a quote for the removal of these trees. It was questioned whether our Maintenance crew could do this task. The board will review quotes for the removal and suggestions were made to plant several new trees as replacements.

Topic: New Bank Accounts

Cindy Donovan advised that minutes would be needed to identify all of the signers and she had forms for the board members to complete so the Gulf of Atlantic bank can complete setting up our new accounts. Ron recommended that all board members need to have authorization to sign checks along with Susan Colley. The bank will be open for business by mid to late February.

Topic: Election Committee Applicants

Ron stated that we had received several applicants interested in taking over the Election Committee vacated by Fred Myall with his announcement at the POA meeting on January 8th. Janel DesJardins, Joan Kolk and Kate Novotny have expressed interest. The board will consider these candidates and announce a decision at the next board meeting on February 5th.

Topic: Treadmill in Work Out Room

Bob Platt addressed this topic with feedback from a property owner concerning the condition of the treadmills. They have been broken and are in poor condition. This expense had been budgeted for in our budget this year and Colsonn has been getting two refurbished units. We will follow up with Colsonn on the status of these replacement units.

Walk Through Gate for South end of Tennis/Pickleball Courts:

Bob Platt reported that the company that resurfaced our courts recommended that all benches be removed from inside the fenced area. With the restriping of the courts there is no room for benches and with the heat the benches have been making indentions on the surface. The benches will be moved to the south end of the courts, and a gate is needed to access them. We have a quote from Delaney Fencing for \$875.00 to install this gate.

Storage Spaces:

Ron addressed this topic advising that we no longer have a waiting list for storage lots and currently have 9 spaces available. He had received requests from several residents for a second lot, and it would be nice for the park to be making this extra revenue. Cindy Leising expressed concern since we had already had to limit the number of lots to one per property owner when we had a waiting list of 50 requests, resulting in reducing some of our residents down to one lot which caused discontent and frustration for those involved with the change. It was suggested to include a caveat that should we find ourselves with a waiting list for storage lots those with multiple lots would be required to give up their additional lot.

Topic: Hot Water Booster (added at beginning of meeting)

Ron addressed this topic advising that the new dishwasher requires water to be heated to 140 degrees, and the current water heater cannot maintain that temperature with all the other areas that hot water is required. Dave Malloy had saved us quite a bit of money on the purchase of this stand-alone unit to be used for the dishwasher only. We have gotten quotes for the installation of \$1500.00 for the plumbing and \$1350.00 for the electrical work. It was questioned if the Canteen was making a profit and Cindy Donovan confirmed that we do realize a profit. It was also questioned why we had to hire this work to be done, and the board advised that our volunteers have had a threat from a resident to turn them in for not going to the county for permits so they will no longer offer their services to help save money for the park. Going forward we will have to hire out all of these jobs with the potential of an increase in our POA fees.

Front Gate (Added at beginning of meeting)

Ron reported that the front gate exit gate is still broken. They have ordered replacement hydraulic cylinders that will cost about \$500.00 each. These parts are supposed to be delivered tomorrow. He reported that we have spent over \$3000.00 on repairs to the front gate over the last two years. The operating system is also obsolete and needs to be updated to a new system. He recommended that we begin to get quotations on a new system and include this item in our budget for next year. The board agreed it is senseless to continue to pour money into this antiquated system.

The meeting was adjourned at 10:09 am. Our next POA meeting is scheduled for Thursday, February 5th in the Great Room at 1:00pm.

Cindy Leising,
CF POA Secretary

****Approved at the POA meeting on 2-5-26******