

CF BOD Work Meeting Minutes February 19, 2026

Meeting called to order by President Goudy at 9:00am
Member's Present: Goudy, Pease, Leising, Platt, Donovan
Management Present: None

Topic: Update on Invasive Pine Trees

Ron began the discussion with concerns about the dead limbs among the Pine trees along the shoreline down by the horseshoe pits. We have received several quotes for the removal ranging from \$12,500 to \$7000. All quotes included the removal of the trees as well as removal of the stumps. Bill Pease voiced his opinion that as a board we need a plan that would take into consideration what damage the trees were creating along shoreline erosion and a plan for the replanting of replacement trees before any decision is made. Several property owners were not in favor of removing the trees as they created a wind break and provided a privacy barricade for viewing our storage area. Bill Pease will head up this project and check with the county to determine if they are an invasive species that are recommended for removal and if there are any county funds available to help with the cost of removal.

Topic: Update on Audit, Tax Return and Financials

Cindy Donovan led this discussion stating that the Audit is well under way and has created a lot of extra work as it changed our status from a cash tax audit to a GAAP audit. There are 32 items requested for the Audit, and she and Susan Colley are well on their way in providing the information to the Audit firm. A first-time audit is very time-consuming and going forward it will be much easier to complete. She asked that we be patient as our January financials will be forthcoming.

Topic: Update on Electronic Election Voting

Cindy Leising advised that she had been in contact with Dar James and she was very knowledgeable concerning website setup and was willing to help with this project. Dar presented her findings and several recommended website that would achieve all 720 requirements. The board felt this would be a worthwhile investment and it was brought to our attention by Fred Myall that we routinely spend over \$100.00 each year on mailing election information to our property owners. Dar explained that there are several packages offered from a one-time election to a yearly fee with unlimited usage. Additional testing and research will need to be completed before a decision is made on the application that best suits our requirement usage. Cindy will work with Dar and our Election chair on testing out the sample sites that have been suggested with a target date of the 2027 POA Election.

Topic: Proposed Signage for Park Entrance

Cindy Leising led this discussion and showed all present a picture for replacement sign design that incorporates our community logo and POA office address. We had gotten a quote of \$650.00 for the sign. She will follow up with the sign manufacturer concerning any Highlands County requirements that need to be met. Bob Platt expressed his extreme displeasure with the removal of the letters. Ron reminded Bob that the place this discussion takes place is at the BOD work meeting where the board can talk openly about topics and not once did, he express his displeasure. This topic had been previously discussed in the BOD meeting in January as well at the POA meeting on February 5th. He also could have called for a vote at the POA meeting. Bob indicated that he had expressed disagreement at the work meeting. Ron polled the rest of the board members for their recollection and all other board members said no. There were differing opinions on the sign design and placement, also a suggestion to add to the Winn Dixie sign which will have to be investigated concerning the cost and any monthly fees that may be required.

Topic: Front Gate

Ron began this discussion about all the issues we encountered with the front gate and his analysis of what is needed to fix the front gate. A Comcast truck entered our park through the exit gate and ripped the left gate off the hinges and caused substantial damage. We are waiting on Delaney Fence to give us a quote on repairing the gate so an insurance claim can be filed for the damage according to Cindy Donovan. We continue to have issues with the hydraulic cylinders going bad and they are estimated to cost \$1800 each. There was a lot of feedback from the residents concerning gates vs arms. Ron stated the main concern is with the security and safety of our park and residents. Neil stated the acquitters need to

be commercial grade in lieu of residential for the use that the gates get. He felt we could acquire the parts at wholesale price through Derek Bonner and repair them ourselves. No decision made until we get the quotes we need. It was suggested that we need a service contract to maintain the gate and its operation and have the service techs check in at the POA office prior to maintenance, so the park manager is aware they have completed a checklist of routine maintenance.

Topic: Update on Covenant Vote

Bob led this discussion by stating that he was not confident that the 90% Covenant vote would pass but he would like to continue this effort next year with the establishment of a Grassroots committee, made up of residents and possibly a board member, to compose a draft copy of what the covenants would look like that could be shared with the residents prior to another vote to address any mistrust issues they may have. There was a brief discussion on the validity of the Line in the Sand documents that were created to address covenant issues. Cindy Donovan stated that these are legal documents that our attorney at the time created and had them filed with the county. Bob supplied information he had compiled prior to the meeting reporting that a state official that visited the site had determined the property was Submerged Sovereign state shoreline. Florida EPA records show the owner of the property was turned down in February of 2025 and was informed he needed to do an impact study on the property. He applied again in June of 2025 for a general permit and has reserved .09 mitigation credits which equals approximately .09 acres. His request remains in the "Pending" status. After Bobs presentation he excused himself from the meeting early to play pickleball.

Topic: Update on the Redington property

Ron advised that Mike Redington is in the process of purchasing Lot A2 at the advice of his attorney to gain access to our park. He has plans to erect a cover over on the lot and wanted to exceed the 5ft side measurement and his request will be denied. We have not yet received an ARC application for this structure and concrete approval. Ron has been in contact with our attorney's office concerning issuing a million-dollar bond with a 12-month maintenance allowance to ensure the pristine condition of our roads if damaged by heavy equipment on Shoreline Road to access his property. A copy of the easement was submitted by his attorney, and it will permit him access to his property only and not use of any other streets to get to this property. He expressed an interest in Camp Florida purchasing his property on Shoreline. Ron advised we would not be interested until he can provide documentation from the county as to what the property can be used for.

Ron announced and encouraged any property owner who has concerns about anything regarding our community to contact any of the board members who make themselves available to our property owners.

The meeting was adjourned at 10:20 am. Our next POA meeting is scheduled for Thursday, March 5th in the Great Room at 1:00pm.

Ron ended

Cindy Leising,
CF POA Secretary

****Approved at the POA meeting on 3-5-26****