

Camp Florida POA Meeting Minutes
Thursday, February 5, 2026
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 were present.
- 4) Approval of the Agenda: No corrections made, approved as published.
- 5) The Secretary's report from the 1-8-26 POA meeting was reviewed and approved with a motion by Bob Platt and supported by Bill Pease. Motion passed 5-0. BOD Work Meeting minutes from 1-22-26 were reviewed with a motion for approval by Cindy Donovan and supported by Bill Pease. Motion passed 5-0.
- 6) Treasurers Report: Cindy Donovan reported that the preliminary numbers for December show us still under budget. Colley has been working on taxes so the final numbers will be reported a little later in the month. They are also working on the Audit. Motion made to approve by Cindy Donovan and Bill Pease supported the motion. Vote passed 5-0.
- 7) Managers' Report: Colsonn advised that if there is a need for any resident's grass to be mowed to let him know and they will take care of it. He also announced that tree trimming will begin in February. If anyone does not want their trees trimmed, please contact Colsonn. The treadmills for the Work Out room are scheduled to be delivered on Friday, February 6th.
- 8) Introduction of New Property Owners: No one came forward.
- 9) Standing Committee Reports
 - a) ARC Committee: Gil Calgano reported that all is going well and if you are making changes you need to run it through the ARC Committee for approval.
 - b) Activities Committee: Deb Owen reported that they have had numerous expenses and so far, have spent \$4,992.69 of the \$5000.00 pre-approved allotment for the year. Ron advised the board will collaborate with them on any expenses that exceed this allotment. She advised they have several dances with Randy Sullen scheduled for future dates and they have had 16 volunteers sign up to make desserts for Canteen nights. Deb also expressed a special thanks to Mark Froh for making the volleyball net posts for Wednesdays volleyball saving the POA a lot of money. She also acknowledged the wonderful support they have received from Colsonn.
 - c) Election Committee: Fred Myall reported that the annual meeting and election will be held on 2-21-26. The doors will open at 9:30 for registration to begin and he advised that everyone needs to enter through the two middle doors, so everyone is counted to ensure that a quorum is met. Fred briefly explained the process for voting and how to process any proxy's resident may have. This year there will be two ballots, one for the two BOD members and the vote for the Reviewed Audit vs Audit and one for the 90% Covenant vote.
 - d) Beautification Committee: Diane Newberry reported that she has had a difficult time with Mother Nature over the frigid weather we had experienced and some of the plantings will need a little attention. Cleanup committee will resume work this weekend. All volunteers are welcome.
- 10) Old Business
 - a) Update on Speed Signs: Ron advised the sign is in the process of being installed on Shoreline drive. We continue to experience speeders in the park, and one resident has been warned three times, and the next occurrence will result in a fine. The sign will be facing the gate.

- b) Update on Irrigation/Well for the Pool: Ron reported that the well has been installed and they will be adjusting the two systems soon.
- c) Update on Pool Cover Over, Storage Area Extension: Ron reported that the Pool Cover Over has been completed and he had gotten favorable comments on it at the Grilling on Saturday. The Storage Area Extension construction has begun and will be completed within a couple of weeks. This is a much-needed space, and we will monitor the usage to ensure the area does not store unwanted or unusable items.
- d) Update on Audit: Cindy Donovan stated the Engagement Letter with the Davis Group has been signed and the audit will cost approximately \$13,500.00. She has been working closely with Susan Colley on the audit. There are 32 different entries required. According to Florida law we are required to have an Audit every other year with Reviewed Financials the other year.
- e) Covenant Percentage Change Motion: Bob Platt briefly explained the importance of voting yes to changing the current 90% to 66% so that we can change the covenants to exclude the Developers verbiage. Any change to the verbiage of the covenants will require 263 yes votes or 66% from the property owners. Bob made a motion to vote of the change the from 90% to 66% and Cindy Leising supported it. Vote passed 5-0.

11) New Business

- a) Discussion on Storage Lot Reallocations/Multiple Storage Lots: Ron led this discussion advising that last year we had a 50-person waiting list for storage spots. This backlog has diminished and he has had several requests from property owners for an additional storage lot. After discussion it was decided we would offer additional lots with the caveat statement to the lessee that should there be a time that a waiting list is required the multiple lot leases would become null & void. Cindy Leising made the motion, and Cindy Donoval supported the motion. Vote passed 5-0. Ron also advised that the storage spaces that are currently next to the Bocce Ball court will be relocated across the road to where the waste contains used to be so that the area by the Bocce Ball court can be developed into a Green Space area.
- b) Discussion of Mowing Hough Property: Ron led this discussion explaining that when the property up front was purchased by The GNM Hough company there was an agreement with the new owners that for the use of the well and electric we would mow their lawn and weed eat in exchange to keep our landscaping and lights on the signs along US27. Over time they removed the letters from the sign on their property, periodically cut off the water and electricity so the board has made the decision to end this arrangement and to cease the maintenance and upkeep of the letters on the wall on the left of the entrance. The entrance welcoming residents and guests to our community begins at the Guard House.
- c) Discussion of removal of Invasive Pine Trees/Oak trees by Tennis/Pickleball Courts: Ron advised that we had an Arborist advise that the Oak trees along the Tennis/Pickleball court were planted too close together and over time the roots from these trees will cause damage to the surface of these courts. The board got quotes for removal of these trees along with the removal of the invasive pine trees down by the lake. The pine trees have become a liability due to all the dead limbs. Due to the cost involved in the removal of these trees it was decided that Maintenance would remove the oak trees and we will continue to get pricing on the removal of the pine trees.
- d) Discussion of New Bank Account: Cindy Donoval advised that the state of Florida requires that we include in our POA minutes who are authorized signers for the new accounts at Gulf Atlantic Bank. Cindy made a motion that included the names of Ron Goudy, Cindy Leising, Bob Platt, Bill Pease, Cindy Donovan and Susan Colley, CPA as authorized signers to satisfy this requirement.
- e) Discussion of Treadmills in Work Out Room: This topic was covered in the Park Managers report, no further discussion required.

- f) Discussion on Walk Through Gate on Tennis/Pickleball Court: Bill Pease addressed this topic by advising that with the recent resurfacing and striping of our courts that it was recommended and there was no room for the benches inside the fenced in area any longer. All benches have been moved to the outside of the fence and a walk-through gate at the South end of the courts is necessary. Quotes were received and the Delaney Fence company was awarded the bid. Bill made a motion to accept this bid for approximately \$875.00; Bob Platt supported the motion. Vote passed 5-0.
- g) Discussion on Installation of Hot Water Booster for Dishwasher: Bill Pease led this discussion and advised that due to the requirement for a permit an electrician and a licensed plumber will require this installation. Bill made a motion to cover the costs of this installation by CS Waterworks for approximately \$1500.00 and Non-Stop Electrical for approximately \$650.00. The motions were supported by Cindy Leising with a vote of 5-0.
- h) Discussion on Front Gate: Ron advised that the electronic components of our Front gate system have outlived its existence. The system is antiquated and some of the parts are no longer available. The gates have been down for approximately a month, and the safety of our park is compromised. Several suggestions were made to relieve the stress on the gates by leaving the gates open during the time that our Management team is in the park and closing them when they leave for the day and on weekends, or replacing the gates with an arm. This issue has gone on for quite some time, and it is time to resolve the issue. Security is of the utmost importance to our residents. Cindy Donovan suggested that we start getting quotes for a new system. Ron reached out to the residents for their opinions and asked that they communicate to one of the board members in an attempt to produce an agreeable resolution. Ongoing discussion is needed for this issue.
- i) Discussion on Election Committee Chair: Bob Platt led this discussion concerning the replacement for Fred Myall who is resigning from this chair position. Bob advised that we have two candidate express interest in this position: Katie Novotny and Janel DesJardins. Bob made a motion to award this position to Janel based on her years of experience of being on the election team. Joan Kolk will co-chair this committee with Janel. Bill Pease supported the motion. Passed by vote of 5-0. Bob thanked Fred for his service and congratulated Janel on her appointment.
- j) Discussion on Easement to the Redington property: Bob led this discussion advising the property owners that we had received a letter from Clifford Rhoades, P.A. Attorney at Law who was representing the Redington Group, LLC with a copy of the Easement Agreement providing access from US 27 to the property on Shoreline Drive using our road. This Easement was signed by Anthony Cozier in September of 1995. There are concerns with his intention to build on this property and the protection of our newly paved roads and the use of heavy equipment during the building process. It was suggested that we have our Legal Counsel review the document and advise what action we can take to protect our interest. Bill Pease made a suggestion of offering to purchase the property. The property is zoned as a campground, and we will investigate if this can be rezoned for a house. More follow-ups to come on this subject.

12) Property Owners Remarks:

- a) Margaret Graham expressed her disapproval of removing the letters from the sign up front and thinks this will negatively affect the sales of homes and the rental business within the park.
- b) Fred Bamman questioned whether there are any additional easements that pertain to the use of our roads and it was stated that there are three in total; The US Water Company, Redington property and the county property adjacent to our park. Fred also recommended that we pursue the purchase of the property.
- c) Don Keeler stated he supported removing the letters from the sign up front.

- d) Dar James commented that they have travelled to many parks and the entry arms are not a good solution to our gate situation. They break easily and also have many issues. A system with an updated database would be better.
 - e) Lonnie Clark encouraged all property owners to vote yes to changing the covenant percentage from 90% to the recommended 66%. If your neighbor is not going to be available to vote get the proxy from them so their vote can be cast. He was also in favor of trying to purchase the property on shoreline.
 - f) Larry Oser commented he was in favor of trying to purchase the property.
 - g) Patrice Juneaun was in favor of trying to purchase the property, it would only be a couple of hundred dollars per property owner if we could purchase the property at a reasonable price.
- 13) President/Board Member Remarks: No remarks were made.
- 14) Annual Meeting is scheduled for Saturday, February 21, 2026, at 10:00am in the Great Room.
- 15) Next POA Meeting is scheduled for Thursday, March 5, 2026, at 1:00pm
- 16) Next BOD Work Meeting is scheduled for Thursday, February 19, 2026, at 9:00am
- 17) Motion for Adjournment: Meeting adjourned by President Goudy at 2:15pm, Motion by Cindy Donovan and supported by Bill Pease.

Respectfully Submitted,

Cindy Leising,
POA Secretary

***Approved at the POA meeting on March 5, 2026 ***