

## Camp Florida POA Meeting Minutes

Thursday, March 5, 2026

1:00pm Great Room

DRAFT

- 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: Added item g under New Business; Motion for Foreclosure
- 5) The Secretary's report from the 2-5-26 POA meeting was reviewed and approved with a motion by Bill Pease and supported by Cindy Donovan. Motion passed 5-0. BOD Work Meeting minutes from 2-19-26 were reviewed with a motion for approval by Cindy Donovan and supported by Cindy Leising. Motion passed 5-0.
- 6) Treasurers Report: Cindy Donovan reported that we still do not have our tax return filed and our preliminary numbers are very close. In GAAP accounting, depreciation is done differently and will show more depreciation. They have had issues with their Audit software and forms, but they are making good progress. The new bank accounts have been opened. She announced that there is a property owner in arrears and a lien has been placed on the property to protect our interest. They have defaulted on an agreed payment plan and foreclosure action may be required. Bill Pease acknowledged the many hours Cindy has worked over 40 hrs. getting year end financials and audit information completed. Financials should be forthcoming soon.
- 7) Managers' Report: Colsonn advised that with the end of the season ending property owners should prepare their property for hurricane season and ensure all things are secured or tied down. The tree trimming is ending and if anyone needs a tree trimmed, they need to contact him. Grass mowing will resume starting next week. Colsonn acknowledged Clyde Wirth, Brian Ballard, Gil Calcagno, and the countless hours they spent have helping him. He stated our park has the best volunteers and we are very fortunate to have such great volunteers. Colsonn again reminded everyone if you need help of any kind to just let him know.
- 8) Introduction of New Property Owners: No one came forward.
- 9) Standing Committee Reports
  - a) ARC Committee: No report was available.
  - b) Activities Committee: Diane Newberry reported for the Activity committee announcing that the February expenses have been met and paid for. They have exceeded their budget by \$301.00 but they were under on the Pool house kitchen by \$514.21 so they still have \$213.21 remaining. The Luau by the Pool is on Sunday and she reminded everyone to fill out their activity requests forms to get next year's events scheduled. Deb Owen reported that they are looking at offering a cruise next January that will go to the Bahamas and Key West. As soon as all details have been finalized there will be an email blast to get feedback from all those that may be interested. Next Activity meeting is 3-12-26.
  - c) Election Committee: Janel DesJardins gave her first report as the Election Committee chair. She advised that Joan Kolk was the co-chair and thanked Fred for his past contributions as chair and acknowledged all of the ladies that helped with the election. She announced that at next year's election there will be the option to vote electronically which will help ensure everyone has the opportunity to vote as well as saving the \$100.00 that we pay for postage every year. The ballots will be sent by email or text messaging. There will be training sessions next year and help for anyone that may need it. Paper ballots will also be available as an option.

- d) Beautification Committee: Diane Newberry reported it has been challenging with the weather this year. She continues to clean up and as soon as nurseries have new stock, they will replace plants that did not withstand the cold. Anyone willing to help with the clean-up is welcome.

#### 10) Old Business

- a) Update on Covenant Vote: Bob Platt reported that the Covenant vote was defeated with 233 yes and 76 no votes. 97 people did not vote, which was very disappointing and we still need to work on this going forward. Bob proposed that a team of property owners work together to put together a draft of what they would want to see as a Covenant document. Brenda Whitcome agreed to continue as the secretary of the group under Bob's leadership. If anyone would like to be part of this team, please let Bob or Brenda know. Cindy Leising and Bill Pease both voiced their approval for Bob to proceed with this concept.

#### 11) New Business

- a) Discussion of removal of Invasive Australian Pine Trees: Bill Pease led this discussion. He read a document with documented reasons as to why these trees need to be removed. They are highly invasive and crowd out native vegetation and provide limited habitat for our local wildlife. Falling limbs can negatively impact the shoreline and water quality. Many of the trees are dead, which creates a safety concern for those using this park area. Bill is suggesting that we remove and replant native plants and trees in a staged plan. Recommended replacements would be the bald cypress, pond cypress, pickerelweed and native cordgrass and dahoon holly. Bill noted that there was property owners opposed to the removal, and he is suggesting that we remove a section at a time and have a replacement plan in place and budget for the expense in the 2027 budget process.
- b) Discussion on Electronic Voting: Cindy Leising led this discussion and advised that a small team of four have been evaluating several websites to use and they have come to a decision on a program by Election Buddy that is very user friendly and easy to use. We also got a quote from Simply Voting which was \$258.80 for a single election and \$582.30 for an annual plan. The program was more expensive and not as user friendly as Election Buddy, thus the decision was made to go with the Election Buddy program. They have prepared several test ballots that were sent to the BOD members by email and text messaging. The response that they received was positive and it was indicated that it was easy to place their votes. The team recommended that we purchase a single use election that would manage all of our property owners' votes at a cost of \$99.00 per election. If we find that we have other uses for this program, there is a yearly subscription for \$279.00 per year for unlimited uses we could upgrade to. Cindy made a motion that we purchase the single election for \$99.00 for the 2027 annual election. Bob Platt supported the motion. Vote passed 5-0.
- c) Discussion of New Signage for Park Entrance: Cindy Leising led this discussion explaining that the sign would be at the entrance of the park on property owned by the POA. There would be two signs displaying our address that would be reflective at night, and they will mount to the tall post that is already in place. The size of the address sign is 25.5" by 11.5" and it will be displayed on both sides of the sign. The sign facing the entrance will reflect our logo and will be 45" x 60" and will be mounted on two 4 x 4 plastic post and will also display our address and web page address. The cost of the new signage is being paid for by a property owner. Cindy made a motion for the purchase of the sign from Brilliant Signs and Graphics and Cindy Donovan supported the motion. Vote passed 5-0.
- d) Discussion on the Front Gate Operating System: Ron Goudy led the discussion in detail all of the issues and problems we have had with our front gate. The exit gate has been down for over a month, and it was noted in our annual meeting that the majority of the property owners want the gate fixed to secure our community and they are willing to pay for it. The electronics for the gate system is working fine it is the acquitters and hydraulic arms that are residential grade and we need commercial grade

with the use that our gates get. Ron has had a difficult time getting vendors to quote this job. He has received two bids, one from Delaney Fence for \$22,010.00 and one from Brooker Fence Co for \$22,250.00. A decision was made to go with Delaney Fence and purchase the F-1 Swing Gate Operator by Viking. The system has a 5-year Commercial warranty, and the unit comes with Battery Backup. We have a claim submitted with our insurance company for the damage a vendor caused to the gate so when we receive the insurance check it will go toward the purchase of the new system. Cindy Donovan indicated that we would pay for the unit out of our Equipment Reserve account. Bob Platt questioned what the repair cost would be, and it was estimated that with all new cylinders and acquitters it would cost close to \$5,000.00. It was felt that this has gone on long enough and we need to move forward and replace the operating system with commercial-grade equipment. Bill Pease made a motion to purchase the F-1 Viking gate operating system from Delaney Fence company. Cindy Donovan supported the motion. Vote passed 5-0.

- e) Discussion on Failed Pool Heater: Bill Pease addressed this topic advising that our #1 heater, which was the oldest heater, keeps freezing up and does not maintain the freon. We continue to have issues, and he is recommending that we replace the heater and purchase one that heats and cools. Bill stated that we have the best heaters in the business, so we are maintaining quality units. Brian Ballrd will install the new unit. It comes with a 10-year parts warranty and 1-year parts & labor. Bill made a motion to purchase the new pool heat pump with Wi-Fi capability from Baker Distributing heater for \$4957.51 and Bob Platt supported the motion. Vote passed 5-0.
- f) Discussion on Bingo Console: Ron led this discussion and advised that we have had money earmarked for a new bingo machine for some time. We recently had to have work done on the current unit and was in excess of \$800.00. The unit is old and we do not want to put any more money into this unit. We had a representative from Atlantic Bingo Supply company come in to look at our system and he indicated that our bingo boards are in great condition and they are a quality system. He advised that he had a new system that would work with our current boards that was returned due to the speed of the unit and it was originally \$20,000.00. He offered the unit to us for \$10,00.00 plus tax and it includes a six-month warranty, installation, and training. Cindy Donovan made a motion to take advantage of the deal and purchase the unit for \$10,000.00. Cindy Leising supported the motion. Passed by vote of 5-0.
- g) Motion for Foreclosure: Bob addressed this issue as it was discussed earlier in the Treasurers report. We have a property owner that continues to be in arrears on what is owed to the POA. A lien has been placed on the property, and the payment plan that had been negotiated between the property owners, and the BOD is in a delinquent status. That agreement is now void due to the delinquency in the payment plan. To protect the interest of our park and our investment in this situation it has come time to proceed with foreclosure. Bob made a motion to proceed with the Foreclosure process. Cindy Leising supported motion. Passed by a 5-0 vote.

#### 12) Property Owners Remarks:

- a) Sandy Bower had a question concerning the electronic voting and how we would know if there were a quorum and Cindy Leising informed her that the program calculated this information and if a quorum is not met the system would not allow a ballot to be submitted.
- b) Lonnie Clark remarked that the microphone used in bingo had been an issue. He also had a concern with the new speed sign jumping to a high speed as you get event with the sign. Ron stated that Neil had been working with the system and assured him that his speed would not be recorded at the higher speed. Adjustments were being made to address this issue.

- c) Craig Ervin: Asked if the spotlight on the sign could be adjusted as it is blinding and Ron stated the light is needed for the camera, adjustments may not be possible for the camera to capture a clear picture.
- d) Fred Myall: Fred stated they have been using the microphones used by the board and they are working fine. He was excited about the new Bingo console.

13) Board Members Remarks:

- a) Cindy Donovan: As soon as the tax returns have been filed, she will get our financials out to the property owners.
- b) Bill Pease stated the Facebook entry calling out people was uncalled for. He had spoken to the Lieutenant in charge and had recommended that we put a sticker in their trucks for easy access to the park and he told him he would have to get that approved by the higher ups. He will let us know if this would be allowable. If so, we would install them on all emergency vehicles. He stated that the Board does not respond to Facebook nor emails that contain obscene language. (F bomb)
- c) Cindy Leising advised that we have a new badge vendor and the badges now cost \$15.00 ea. Reminded property owners to complete the Email consent forms if they have not already done so.
- d) Bob Platt stated that he would be starting the meeting on the Covenant project in the next couple of weeks.
- e) Ron Goudy advised that he had talked to dispatch and Emergency Coordinator and Fire Department. They do have a code to use for entry into our park, but they do not know if the message gets passed down to the drivers. Looking at a service contract on all of our HVAC equipment to ensure it gets services on a regular basis.

14) Next POA Meeting is scheduled for Thursday, April 2, 2026, at 1:00pm

15) Next BOD Work Meeting is scheduled for Thursday, March 19, 2026, at 9:00am

16) Motion for Adjournment: Meeting adjourned by President Goudy at 2:12pm, Motion by Cindy Donovan and supported by Bill Pease.

Respectfully Submitted,

Cindy Leising,  
POA Secretary

\*\*\*Minutes will be approved at the POA meeting on April 2, 2026 \*\*\*