

CF BOD Work Meeting Minutes March 19, 2026

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

Meeting called to order by President Goudy at 9:00am. He added several topics of discussion to our agenda. That being the Update on the Grassroots Committee progress and Welcoming Committee.

Topic: Removal of Basketball goal and replace with a cover over

Discussion led by Bill Pease suggesting that the board consider when planning the budget for next year the removal of the basketball goal due to low usage and erect a cover over to house the benches for the pickleball/tennis players in the shade and out of the sand. Bob asked if there may be a cheaper alternative rather than adding a cover over. Cindy Donovan suggested that some poles could be erected similar to the bocce ball players use and share the umbrellas that they have when not in use. It was mentioned that there were umbrellas stored in the blue building down by the lake. Several property owners questioned whether the trees would provide shade since not all of the trees would be removed. Need to keep in mind that a cover over would shed a lot of water and it may cause a drainage problem. This will be investigated more when we return in the fall.

Topic: Discussion on Attorney change

Cindy Donovan led this discussion and announced we have had a few issues with our current law firm in some of the letters that have been sent. Cindy contacted our former attorney, Lutz, Bobo & Telfair out of Sarasota and they agreed to take us back as a client. They still have our records, and their primary focus and specialty is dealing with HOA/POA law. She said we could be billed by situation or get a retainer; they would pick up any cases still pending with Becker. They were very forthcoming with information, and she was very pleased with her discussion with them. They would guarantee a 24-hour turn around in answering emails that would be sent to them. We would be dealing with only 3 attorneys. Cindy will check to get more information on retainer vs no retainer and what the advantage would be in getting a retainer. It was recommended that we keep our current attorney for the cases we already have Becker working on. All were in support of giving Lutz, Bobo, Telfair a try.

Topic: Umbrellas for the Pool

Bill Pease led this discussion and informed us that there had been several requests to have umbrellas on movable stands to move around as needed. We had not allowed these types of umbrellas in the past due to liability reasons, and no one took responsibility in caring for them. At a recent pool activity several property owners brought their own umbrellas to provide shade at the south end of the pool, and it was appreciated. It was suggested that several pipes be installed along the south end of the pool so that property owners would bring their own umbrellas. These pipes would be installed by our maintenance crew to avoid any damage to conduit, electrical cable, or irrigation lines. This was a favorable solution if the property owners brought the umbrellas and removed them when they left.

Topic: Pool Filter Repair

Bill Pease led this discussion and advised we have really struggled with the pool temperature due to the unusually cold winter. The new pool heater has been installed, and it heats and cools and is Wi-Fi compatible. Brian Ballard helped install the new heater and it was tested yesterday and they have had some issues with air getting in the lines and brought in a pool guy that found that there is a faulty valve that needs to be replaced and new heater lines to get our heaters to run more efficiently. The cost of these repairs will come from our Maintenance Budget. The current heaters freeze up and then have to go through a thaw period, where the new heater both heats and defrosts to make it easier to maintain the pool temperature.

Topic: Payment Requirements (US vs Canadian)

Cindy Donovan advised that we have been having issues with some of our Canadian property owners paying their POA assessments by Canadian checks and the conversion rate is much lower than the US currency. Some of the banks in the US will not except Canadian checks due to Canadian laws. Discussion was had and it was suggested that we add a statement to our POA invoices that state funds must be paid by a US bank in US currency. There are banks that they can deal with and several of our Canadian residents have indicated that they have a US bank that they go through. Going forward we will only accept funds through a US bank.

Topic: Cell Phone Provider for POA

Neil Landry was called on to lead this discussion as he had been checking on a company that is a sister company to Verizon that would save the POA a substantial amount for our cell phone coverage. We currently pay \$103.57 per month and if we switch to Visible which uses Verizon Towers, we will save \$78.00 per month, equaling \$936.00 per year. The coverage would include unlimited data, talk & text on Verizon's 5G & 4G networks. High-risk spam and robocalls blocked and Unlimited use of the phone as a mobile hotspot included with the price. Cost would be \$25.00 per month.

Topics: Discuss POA & BOD Meeting Dates & Time of POA Meeting

Cindy Leising presented each board member with a schedule of all the POA and BOD Work meeting dates for the 2026-2027 season. The board reviewed the dates and the only date that was altered was the November meeting which will now be held on November 12th in lieu of 11-5. Several board members mentioned they would like to have the POA meetings earlier in the day, after discussion and viewing the POA calendar for the Great Room it was decided that changing the time would disrupt many of the already scheduled and planned events so the time will remain at 1:00pm.

Update of Grassroots Committee Progress

Bob reported that they had their first meeting last Friday and they have another meeting on Friday March 20th. Some of the members of the group were from the first group trying to get the 90% covenant passed, some are new volunteers and some of the members represent people who voted no to this decision which makes the representation from both sides. The committee's objective is to get the language in the current covenants that refer to the developer changed and or to incorporate the "Line in the Sand" references. Bob wanted the ideas and suggestions to come from the membership with guidance from the board when necessary. They are in the very early stages and at the next meeting they will begin to edit the covenants with their ideas/changes one section at a time. Their hope is to have the draft ready by next February so it can be an item on the electronic ballot. Ron had a few questions concerning the recording of minutes being made available to the board and community. There is also a noted apprehension about property owner mistrust concerning the board and a successful outcome with this endeavor. Ron also questioned if they are only looking at the covenant language or other things and Bob assured, they were only looking at removing the Developer language and correcting other obsolete language from the current covenants. Brenda reported on who was on the committee in response to Ron's inquiry. There was discussion about whether there is a need to change By-laws as well as they would need to be filed with the county. Brenda Whitcombe suggested that if there is a change in attorneys, we may need to verify that they would be open to helping with a revision to covenants. Funding will not be available to cover attorney fees until after there are positive polling results from the property owners to meet the 90% as required by the current covenants.

Topic: Welcoming Committee

Ron announced that Sandy Bowers has agreed to help chair this committee and its intent would be to welcome new homeowners and seasonal renters/guests and present them with information about all of the wonderful activities and hopefully generate an interest in purchasing a home here or signing up to be a volunteer. Cindy Leising mentioned that Diane Lucey had texted her and wanted to talk to her and Margaret mentioned that the Women's group was talking about

this same subject. Sandy will contact Diane to discuss this with her. Neil suggested that we put a notice on our website welcoming all guests and new homeowners. It is felt we need to promote our park. Bob suggested that we have the gates open once a month and have an Open House so that guests can come in and view what we have to offer. Bill Pease suggested that we promote our park in some magazines with the QR code to our website.

Motion made to adjourn the meeting at 10:32 by Cindy Donovan, Supported by Bill Pease

Respectfully Submitted,

Cindy Leising
POA Secretary

Approved at the POA meeting on April 2, 2026