

Camp Florida POA Meeting Minutes
Thursday, January 8, 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 12-4-25 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 12-18-25 were reviewed with a motion for approval by Bob Platt and supported by Bill Pease. Motion passed 5-0.
- 6) Treasurers Report: Cindy Donovan reported that as of November we are under budget and there will be preliminary December financials and the final December financials will be issued later. She reported that there have been a few errors with our deposits with the Suncoast Bank who had bought out Heartland Bank. She is resolving this issue. She suggested that we open an account with Gulf Atlantic Bank, which is opening in the near future, to have an additional financial source for us to use if needed. Motion made by Cindy Donovan and Bill Pease supported the motion. Vote passed 5-0.
- 7) Managers' Report: Colsonn advised that if there is anything that is in need of maintenance or repair to let him know. He announced that someone put a mattress in the trash dumpster and it belonged in the household trash. He reminded everyone that the POA gets fined if the wrong things are put in the wrong dumpsters. Please be cautious when disposing of your debris and trash. He has gotten two quotes from pool companies for pricing for automated pool covers and both companies that he has talked to stated that they did not have solutions for us as our pool is too wide. We need to revisit this issue for different solutions as we had to pay \$75.00 to each company for their inspection of our pool. The county inspector is due to be here on January 15th for their review of our infractions. Colsonn thanked everyone for working diligently on resolving these issues and there are just one or two yet to be resolved. If your yard needs to be mowed, you need to contact him, and he will have our crew take care of it. During the winter we do not mow on a regular basis.
- 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 nothing more to report.
 - b) Activities Committee: Deb Owen reported that the first Activities meeting had taken place that morning and a lot was discussed and the meeting went very well. The pool kitchen donations covered the cost of the kitchen remodel with \$247.97 left over. She thanked all of the volunteers who worked on this project, and they were acknowledged with applause from the property owners in attendance. Alina Sherman showed the property owners and detailed the Tennis Bracelet that they will be donating to the park this year along with a watch that will be purchased by several property owners as a money maker for the park. Proceeds from the chances that will be sold for these two items will be donated toward the purchase of the booster heater for the dishwasher. The drawing will be held during the last entertainment performance of the year in March. Deb reported that there were 230 tickets sold for the welcome Back Potluck dinner. Activities will purchase a Mini Split air conditioner for the pool house kitchen out of the money allotted to them by the BOD. Lastly there will once again be a T-Shirt and hat sale with our CF Logo. The shirts and hats will also be available in several colors. More information to follow concerning the sale of these items.

- c) Election Committee: Fred Myall reported that the annual meeting and election will be held on 2-21-26 and he has two positions open on the board and Ron Goudy and Cindy Leising submitted letters of intent. His committee will be preparing the election packets which will be distributed next week. Included in the packet this year there will be several proxies. One for the election, one for the E-Mail Consent Form and one for the 90% Covenant vote. He reminded that only property owners can submit a proxy for a property owner that cannot vote in person. Fred also announced this will be the last year he will be the Election Committee Chair.
- d) Beautification Committee: Diane Newberry reported that they have focused on replanting around the club house and she thanked the Shillings for the donated pots and dirt. She also thanked the support from Colsonn and Mike.
- e) Committee: Ron announced that the Road Project is officially closed and paid for. He once again thanked all involved with this major project.

10) Old Business

- a) Update on Speed Signs: Ron advised the sign is on order and should arrive on 1/13. He emphasized that we must slow down to prevent injuries or death caused by driving too fast.
- b) Update on 90% Covenant Vote: Bob Platt thanked everyone for coming to his presentation at Donut/Coffee hour. He stated that the committee was trying to get the percentage lowered to 66%, which is a more reasonable goal and in line with other POA's. We can accept proxy votes until March 31st and encourage everyone to vote.
- c) Update on Pool Cover Over, Storage Area and Tennis/Pickleball Court Resurface: Ron advised that the roof panels for the Pool Cover over have been ordered and the contractor estimated he would be able to start in two weeks as well as get started on the additional storage area project. The resurface project will begin the week of 1/12.

11) New Business

- a) Discussion on Irrigation System: Ron addressed this topic in explaining that the new well we drilled last year has been unable to keep up with the irrigation and pool area because the pump is a volume pump and we need a pressure pump for irrigation needs. An Irrigation specialist was contacted, and they explained why we are having the issues and recommended that we drill another well by the pool for pool top off and hosing the pool deck and washing the fencing. Over time this will save the POA on the water bill for city water. A motion was made to proceed with the cost of this new well with the funds coming from our Capital Improvement reserve. The motion for purchase was made by Cindy Leising and was supported by Bill Pease. Motion passed with a 5-0 vote.
- b) Discussion on Audit: Cindy Donovan advised that we had a quote of \$17,500.00 but have recently received another quote from a firm out of Ft. Myers for \$13,500.00. By Florida State law and legal advice from our Legal team we are required to have an audit for 2025. This year (2026) we will be able to have a financial review. Cindy made a motion to proceed with an Engagement Letter with the Davis Group for \$13,500.00. The motion was supported by Bob Platt with a vote of 5-0. Funds will come from a cushion that we realized from this year's budget.
- c) Discussion on Hot Water Booster for Dishwasher: This topic was already discussed during the Activities Committee report. No further discussion necessary.
- d) Discussion for Appointment of a Financial Advisor: Ron addressed this discussion and announced that the board felt it would be a good idea to have support to assist with the Treasurer's position should we have a need due to an emergency. Tom Gilliard had volunteered to take on this task and addressed the property owners at the meeting with his experience in the banking business. Tom was appointed as the Financial Advisor to assist the Treasurer.

- 12) Ron made a statement concerning all of the gunfire we experienced over New Year's Eve and New Years Day. Several POA owners called the police concerning many bullets whizzing by residents and causing safety issues and some destruction of our shower house. They were told that a parcel of land across the highway from our park had been sold and they were target practicing on this property not realizing that bullets were ricocheting over the highway into our community. The attending police officer advised that they were not doing anything illegal and they were regretful and did not realize this was happening. We are still waiting on a copy of the police report and once received Bill Pease and Cindy Leising will compose a letter to the Sheriff of Highlands County addressing our concerns with which the how incident was overseen.
- 13) Property Owners Remarks:
- a) Diane Newberry announced they will be having a clean-up day on Saturday, and all volunteers are welcome and appreciated. Booster tickets are still available for purchase, and the first drawing will be on Saturday, January 10th.
- 14) President/Board Member Remarks:
- a) Cindy Donovan spoke on the need for and importance of the role of volunteering in the park and stating that when you volunteer you get a sense of how and what makes the park function.
- 15) Next POA Meeting is scheduled for Thursday, February 5, 2026, at 1:00pm
- 16) Next BOD Work Meeting is scheduled for Thursday, January 22, 2025, at 9:00am
- 17) Motion for Adjournment: Meeting adjourned by President Goudy at 2:00, Motion by Bill Pease and supported by Cindy Donovan.

Respectfully Submitted,

Cindy Leising,
POA Secretary

***Approved at the POA meeting on February 6, 2026 ***