Camp Florida POA
Ad Hoc (Grass Roots) Committee Meeting Minutes
Friday, October 23, 2026
10:00 AM, Via Zoho
DRAFT

Attendees: Lonnie Clark, Andrew Heydinger, Dar James, Jean Jordan, Jenn Lindsey, Kate Novotny, Brenda Whitcombe, Tom Whitcombe

Absent: Don Keeler, Bob Platt

The Committee met to discuss the proposed revisions to the covenants and agreed that the best approach would be to return to the original covenants as written and restart the process, focusing on specific changes rather than attempting to revise the covenants in their entirety. The Committee also agreed to retain the existing 90% approval threshold, recognizing that this level of approval will be required even to make limited changes to the existing covenants.

The primary focus will be on removing developer-related language, incorporating the pet amendment approved and recorded in 1996, and addressing applicable changes in federal and state laws that may affect the covenants. After these changes have been identified, the Committee will review the 2011 "Line in the Sand" letter to determine which items are already addressed and whether any remaining items should be considered for inclusion in the revised covenants.

The Committee recognized the value of the feedback received from property owners through the survey and discussed the importance of providing property owners with information about the existing covenants and any proposed revisions so they can better understand the covenants and the potential impact of the changes being considered.

Next Steps:

- Brenda will prepare a color-coded draft using the Board-highlighted document as the starting point.

- The draft will identify the following items for review:
    - **Yellow:** Developer-related language proposed for removal.
    - **Purple:** The pet amendment approved and recorded in 1996.
    - **Green:** Proposed updates reflecting applicable changes in federal and state laws.

- After the above changes have been highlighted, Brenda will review the 2011 "Line in the Sand" letter and highlight in **Aqua** any items not already addressed by the other proposed changes. The Committee will then review those items and determine whether any should be included in the revised covenants.

- Following this review, the Committee will submit the proposed revisions to the Board and request that the Board consider referring them to the attorneys for legal review.

The Zoho meeting concluded at 12:15 PM.

Notes prepared by: Brenda Whitcombe