Camp Florida POA Meeting Minutes
Thursday, November 12, 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: Donovan, Goudy, Platt, Leising. One open position.
4) Approval of the Agenda: Motion passed 4-0.
5) The Secretary's report from the 4-2-26 POA meeting was reviewed and approved with a motion by Cindy Donovan and supported by Bob Platt. Motion passed 4-0. BOD Work Meeting minutes from 11-5-26 were reviewed with a motion for approval by Cindy Donovan and supported by Bob Platt. Motion passed 4-0.
6) Treasurers Report: Cindy Donovan reported that we are in good shape with our finances and that we are currently under budget going into December. Our audit came back clean and costs around $20,000.00 with an additional cost of $5000.00 for Colley's support through the process. Next year we will budget for a review in lieu of an Audit which is required every other year going forward. We are in the process of closing out our accounts at Sea Coast Bank due to some problems we have had with them so you may see some changes with our accounts. I have purchased a $100,000.00 CD with South State with some of the funds that I have moved from Sea Coast. I moved some of the money from the Activity account into a CD that matures at the end of this month, and the funds will be transferred back into the Activity account. If anyone has any questions, please feel free to contact me.
7) Managers' Report: Colsonn reminded anyone who has a storage site needs to keep the registration up to date on all stored equipment. The County inspector occasionally stops by unannounced to inspect for compliance. He also reminded property owners to keep their homes and driveways power washed and weeds addressed during their absence from the park. If anyone needs help, please contact the POA office. All visitors with pets must be pre-registered and up to date vaccination documentation prior to entry to the park. This is the property owner's responsibility to ensure this process takes place. We have been a little lax with this in the past and Ron stated he had instructed Colsonn that going forward if the preapproval process has not been compete the animals/pets will not be admitted into the park. All paperwork must be submitted to Brenda Whitcomb at petrecords@campflorida.us.
8) Introduction of New Property Owners: Lori Thoman M-301, Christopher & Anaibis Wells G-5, Vickie Bell & Wayne Hammon D-26. Ron welcomed all the new homeowners to our community.

9) Standing Committee Reports
    a) ARC Committee: Gil reminded all property owners that if there is any addition or improvements to their property, they need to complete an Architectural Plan Review Application form which is located outside of the POA office. He also stressed the importance of disposing of your garbage, household goods, and yard clippings in the correct dumpsters. Boxes need to be broken down so there is ample room in the dumpsters for everyone's trash.
    b) Activities Committee: Diane Newberry spoke on behalf of Deb Owen who was not present. Thanksgiving tickets go on sale starting Monday 11-16 and they are $15.00 per ticket. The office will be open on Monday, Wednesday, and Friday form 10-12 until the beginning of December. Several of the activities that have started so check the Activity Calendar posted on our website or outside of the POA Office area.
    c) Election Committee: No one present to report for this committee.
    d) Beautification Committee: Diane Newberry reported that Cheryl O'Brien had stepped down from the committee and Fran Driscall has volunteered to join her team. Their team plants flowers,

cleans and trims brush in the common areas and they welcome anyone who would like to help. She also thanked the Mike and Colsonn for their continued support.

e) Ad-Hoc Grass Roots Covenant Committee: Chairperson Kate Novotny reported that the committee had diligently met and worked for about eight months. They drafted a document with proposed changes to the current covenants and surveyed property owners for their ideas, concerns, and suggestions, receiving feedback from only about a third of them. The committee would like to propose removing all references to the Developer, along with any language made obsolete by changes in Florida law. Until we can get 90% of our property owners to vote this will ultimately fail so at this, they are stepping back from the project until we can reach that goal. At this time, she turned the podium over to Lonnie Clark and John Schneider who gave a lighthearted dramatization of a conversation between a property owner (Lonnie) and the Developer (John) to enlighten all of the importance of voting and striving to get enough of the property owners to lower the percentage currently required to enable us to update and rewrite our Covenants and some of consequences of leaving the Covenants as they are written today.

10) Old Business
    a) None
11) New Business

a) Budget Items: Cindy Donovan led this discussion; she stated that the budget we are considering today is identical to the draft copy that had been emailed to all of the property owners. There is one line that has been deleted and that was for the computer for the POA office for Colsonn. After reviewing our finances as of the end of September we have the funds to purchase the computer now.

i Painting outside of the clubhouse; We received three bids for this project ranging from $16,400, $15,500, and $14,750.00. Mullen Painting (who painted our shower houses) had the lowest bid at $15,750.00. Motion made by Cindy Donovan to accept the bid from Mullen and Cindy Leising supported the motion. Passed by a 4-0 vote

ii Washers and Dryers; as part of our continued maintenance and upkeep of our laundry facilities in the park we will be purchasing two washer and two dryers with funds ($6,500.00) coming from the Capital Equipment Reserve.

iii Replacement of the Flagpole; the current flagpole at the Veterans Memorial will be replaced with the funds ($4,500.00) coming from the Maintenance Reserve.

iv Boat Ramp Repairs: the current boat ramp needs some of the deck boards and wood structure replaced/repaired and the cost of the repair ($3,100.00) will come from the Maintenance Reserve.

v Bathhouse Refurbishment Plan; ongoing project to update and repair our current bathhouses in the circles with a budgeted amount of ($8,000.00) will come from the Maintenance Reserve.

vi Rescreen Clubhouse Porches; the screening needs to be replaced due to dry rot and the cost for this project ($2,000.00) will come from the Maintenance Reserve.

vii Chlorinator; Chlorinator is needed for efficiency and better distribution and balance our pool chemicals salt solution and the cost for replacement ($11,000.00) will come from Capital Equipment Reserve.

Another item under review in this year's budget is the 4% increase in our insurance rate for the coming year. Taking all costs into consideration, our quarterly assessment will increase $12.00 per quarter. The monthly quarterly assessment will go from $405.00 to $417.00 beginning on January 1, 2027. Cindy

made a motion to approve the proposed Camp Florida Property Owners Association 2027 budget with a $12.00 increase to the quarterly assessment of $405.00 to $417.00 per lot, effective January 1, 2027. Motion supported by Bob Platt, Vote passed 4-0.

Ron Goudy acknowledged and recognized Cindy Donovan for all of the time, dedication, phone calls, and work that she put into preparing this year's budget.

b) Replacement of BOD Open Position: Ron started the discussion by announcing that Bill Pease had resigned from his position as Vice President and had moved from the park in June. At the time, the Board reached out to the community to see if there was anyone interested in filling this open position. We received resumes from Hugh Lorrey, Jennifer Lindsey, Kate Novotny, and Deb Owen. Ron thanked all who submitted resumes and had expressed interest in this position. This temporary assignment will expire in February when we have our annual election. At this point Ron turned the discussion over to Bob Platt who also thanked all who showed an interest in the position. It is at times a thankless job and people are not knocking down the door to get on the board. Bob noted that our Bylaws state "A director may resign by written notice and take effect upon receipt. Through its remaining directors, **shall** appoint a replacement. With that in mind Bob made a motion to appoint Deb Owen to fill the open position on the Board. Cindy Donovan supported the motion. Vote passed 4-0

12) Property Owners Remarks:
   a) Dianne Newberry complimented Mike and Colsonn for the beautiful job of painting the inside of the Club House over the summer.
   b) Sharon Doran came forward to express her concern with the standing water behind her residence as a result of the rainfall that resulted in 15+ inches of rain in the park. The stench is awful and the mosquitoes are bad. Colsonn did treat the water to control the mosquitoes which did help. Ron commented that we will continue to treat the mosquitoes, but that area was designed as a water overflow area and since the water level in the lake has risen there is nothing we can do about the water in the overflow until the water level recedes.
   c) Margaret Graham came forward with concern about the US Water company not notifying property owners of a water leak and a Boil Water mandate in their circle by going a door-to-door notification and not advising them when the Boil Water order had been lifted on a timely basis. This is their responsibility not the responsibility of the park. Ron agreed and will contact the water company to ensure this will happen going forward.
13) Board Members Remarks:
   a) Bob Platt commented on all of the properties up for sale in the park and suggested that maybe we could look into having an open house day once a month and advertise through a brochure or other sources so local realtors and the public could come into the park to view the homes and our community to create some interest and hopefully sell some of the homes. This may be something we could discuss in our next work meeting.
   b) Cindy Leising: Mentioned that beginning the second week of January several vendors will be coming into our park. On Thursdays, beginning on January 14th Sunrise Fresh Produce will be here at 11:00am and on Fridays beginning on January 15th Heavenly Scoops Ice Cream will be here from 1-3. Both will be located in the parking lot between the Club House and the Pool.
   c) Cindy Donovan: Concurred with Bob Platts comments on the Open House suggestion. She also mentioned that over the summer we had some issues with the mail and some property owner's assessment payments had been late. We also had some of the Bill Pay by the banks did not arrive on time. She suggested mailing your checks a couple of weeks prior to the due date to ensure they arrive on time. She also mentioned that the only tickets they are currently selling are Thanksgiving Dinner Tickets and Entertainment tickets.

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d) Ron Goudy acknowledged that no one likes their POA Assessments going up but felt the increase was reasonable and he had talked to visitor to the park that felt compared to other parks they had been in that our park was far more beautiful and well maintained and the amenities we offered were incredible. They commented we should all be very proud of our park.

14) Next BOD Work Meeting is scheduled for Thursday, November 19, 2026, at 9:00am
15) Next POA Meeting is scheduled for Thursday, December 3, 2026, at 1:00pm.
16) Motion for Adjournment: Meeting adjourned by President Goudy at 1:57pm, Motion by Bob Platt and supported by Cindy Leising.

Respectfully Submitted,

Cindy Leising,
POA Secretary

****Draft Copy will be approved at the POA meeting on December 3, 1026****

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