Camp Florida POA Meeting Minutes
Thursday, April 2, 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: Donovan, Pease, Goudy, Platt, Leising. All Board Members were present.
4) Approval of the Agenda: Bill Pease questioned whether there are any changes in the ARC committee and Ron advised not at this time. Bill motioned for approval, Supported by Cindy Donovan. Motion passed 5-0.
5) The Secretary's report from the 3-5-26 POA meeting was reviewed and approved with a motion by Cindy Donovan and supported by Bob Platt. Motion passed 5-0. BOD Work Meeting minutes from 3-19-26 were reviewed with a motion for approval by Bob Platt, supported by Cindy Donovan. Motion passed 5-0.
6) Treasurers Report: Cindy Donovan reported that the January and February financials have been sent out to all property owners. Taxes were filed and we had a federal refund in the amount of $14,200.00 but owed in State taxes in the same amount. There were a lot of changes with the audit, and we had about $500,000.00 in depreciations that showed in the financials. Without depreciation we were about $30,000.00 under budget. All information has been uploaded for the audit, and it is expected to be late summer before we hear anything from the audit. There were added expenses from Colley's work on the audit and end-of-year financial filings. If anyone has any questions, please give Cindy a call.
7) Managers' Report: Colsonn advised that with the end of the season upon us property owners should prepare their property for hurricane season and ensure all things are secured or tied down or stored indoors. He reminded property owners to keep the weeds under control and weed before they leave for the season and have someone check on their property during the summer to keep the weeds at bay. There was an incident on Shoreline Drive this week and he stressed that we need to be observant of the traffic, observe the speed limit to prevent accidents. He thanked all of the volunteers that helped him and Mike throughout the winter and wished everyone a safe trip home and a wonderful summer.
8) Introduction of New Property Owners: No one came forward.
9) Standing Committee Reports
    a) ARC Committee: Ron spoke on Gil's behalf, who had just been released from the hospital, please keep him in your prayers. He reminded everyone that before any changes are made, there needs to be an ARC permit submitted for approval. Recently there have been several projects that were in progress that were not pre-approved resulting in changes required or permits being rejected.
    b) Activities Committee: Deb Owen reported for the Activities Committee and stated that they had stayed in under the budgeted amount for the year. They have set the meeting dates for next year's Activity meetings. Deb reported that Sandy Bowers, Diane Lucey, and the Women's Connections group have organized a Welcoming Committee for new property owners and guests coming into our park. Over the summer the Quilters will be making a quilt that will be raffled off next year. It was announced that Cindy Pease has stepped down as Canteen Coordinator after three years of ordering the food, keeping track of the receipts, preparing the meals on Wednesday evening and special occasions. Everyone gave Cindy & Bill Pease and round of applause for all of the hard work and the improvements made to the kitchen. Deb announced that Bonnie Poeschel and Joan Kolk will replace Cindy as co-chairs for the kitchen.
    c) Election Committee: Janel DesJardins thanked everyone who participated in the test election that was performed on March 15th. Mickey Mouse and Popeye were the winners. We ended up with about 66% of the property owners participating in the election. She introduced Wilma Woodward, who has been a property owner since 1992. Wilma gave testimony that the ballot

was very easy to complete and loved voting this way. Janel advised there may be some other applications for using Election Buddy throughout the year. There will be three open board positions next year. Applications will be accepted during December and January, get your application early to ensure you are included in the ballot. Our election will be held on February 20th next year. Janel acknowledged and thanked Dar James for all of her help and guidance throughout this project.

d) Beautification Committee: Diane Newberry reported she was very glad the season is over, as this year has been challenging with the weather. She thanked the Booster Club for a donation they made to replace some of the plants that had been lost. She also thanked the dedicated volunteers that helped them throughout the year along with Mike and Colsonn for their continued support.

10) Old Business

a) Update on The Front Gate: Ron advised the front gate is fixed. He received many calls during the four weeks that it had been broken. There was an insurance claim that was filed for the damage a Comcast vendor had caused, and we received $3655.00 that went toward the cost of the gate repairs.

b) Update on the Bingo Console: Ron reported that we had been saving money for a new Bingo console for some years. We reached out to a company for a replacement console, and they had a used one that they offered to us for $10,000.00 in lieu of a new one for $20.000.00. When they delivered it there was an issue, so they returned it to the manufacturer for repair. They agreed to give us a oneyear warrant beginning in October for the remanufactured unit.

c) Update to the Foreclosure: Cindy Donovan announced that the account that had been delinquent has been brough current, so the Foreclosure has been dismissed.

11) New Business

a) Removal of Basketball Goal/Cover Over: Bill Pease led this discussion advising that he had brought to the board work meeting a recommendation to remove the basketball hoop which was hardly never used and build a cover over for shade. At the meeting there was not support for the cover over and it was suggested to use umbrellas for shade. An adjustment had been made to one of the benches to accommodate an umbrella which seems to work nicely. Bill made a motion to remove the basketball goal and Ron asked for a second on the motion with no support. The motion was dropped.

b) Attorney Change: Cindy Donovan spoke on this topic and advised that we are going back to the attorney firm that we used to use which is Lutz, Bobo, & Telfair (LBT). They specialize in legal issues for HOA's and POA's. They guarantee a response to calls and emails within 24 hrs. of the request. We will be making the change moving forward. Ron added that we had a difficult time getting a response or even an acknowledgement from Becker at times. Cindy Leising asked if we still have an active retainer at Becker and Ron confirmed we do until it expires later in the year. Bill Pease also mentioned as long as the retainer is active, we can take advantage of the training programs that Becker has to offer and recommended we take advantage of them.

c) Umbrellas at the Pool: Bill Pease led this discussion by reporting during the Luau there were several people that brought umbrellas to the pool for added shade. It was discussed at the work meeting that we would have Maintenance put some pipes in the ground to support several umbrellas. It will be the responsibility of the property owner/guest to bring the umbrellas and remove them at the end of the day. All umbrellas must be anchored in one of the installed polls to prevent damage to the irrigation lines and electric cables that run along the concrete.

d) Pool Filter Repair: Bill Pease reported maintenance is being done on the pool filter for a valve replacement on a switch valve that is rusted. They will also perform a leak detection test, reroute some

of the heater lines, enabling our pool heaters to operate more efficiently and repair a chemical inductor that has not been used due to it not working. When the inductor is fixed it will automatically dispense chemicals saving us money on chemicals, especially salt. Funds for these repairs will come from the pool budget.

e) US vs Canadian Payment Requirements: Cindy Donovan advised we recently had a Canadian property owner pay their assessment with money through a Canadian bank. With the current exchange rate there was $125.00 difference. In speaking with the resident, the check has been reissued with a notation pay with US Funds. Since we have changed banks Gulf Atlantic will not accept checks with US Funds noted on Canadian checks. We are still trying to get the discrepancy of this exchange difference worked out. Canadian banking laws are different from US laws. They can return a check up to six months after it is deposited per Canada law. Going forward Cindy is recommending that we only accept checks through US banks. Cindy Donovan made a motion that Camp Florida Property Owners Association will require all assessments and payments made through United States banks. Cindy Leising supported the motion. Vote passed 5-0.

f) Update on Grassroot/Ad Hoc Meeting: Bob led this discussion and advised that this committee was formed after the 90% covenant vote failed at the annual meeting. The committee is comprised of property owners and they are very diverse. There are members that voted no, some voted yes and there are owners that have multiple lots. They all worked very hard and picked the covenants apart section by section to remove all of the Developers language out and incorporated the Line in the Sand language. They have had three meetings and have not all agreed at times, but they worked through their disagreements and have produced a draft copy minus the legal language that will be required. A draft copy is currently being completed and will be presented to the committee for any alterations before it is presented to the board for review and comments. It will then be sent to the property owners for their input, comments, and feedback. This communication to the property owners will be done over the summer through Election Buddy, so be on the watch for text messages and or emails from Election Buddy. You are strongly encouraged to take this opportunity to provide your feedback through this electronic source.

g) Amendment to motion on Election buddy Subscription: Cindy Leising made a motion to upgrade the previous motion in our March 5th POA meeting to the annual subscription at a price of $379.00 per year vs the single ballot price of $99.00 per ballot. Bob Platt supported motion. Passed by a 5-0 vote.

12) Property Owners Remarks:

a) Tom Stansifer made remarks concerning the accident on Shoreline Drive and the excess speed that continues on Shoreline Drive. We need to slow down before there is a serious injury or a casualty in the park.

b) Lynn Bergman asked if there was an update on the property sold on Shoreline Drive. Bob Platt reported that he had been in contact with the Florida EPA and a permit had been issued for clearing 1.4 acres of invasive trees, with a 900 sq ft home which is currently zoned CG3. Ron reported that on Tuesday that along with Cindy Leising and Cindy Donovan met with the contracted land developer and Mr. Redington. He presented how they would be bringing in the equipment and he was very cognizant of our concerns with damage to the road. They will make every arrangement to prevent any damage and if there is damage, they will repair the damage. They are planning to start in the next 2-3 weeks.

c) Don Keeler came forward asking if there could be communication with the property owners over the summer concerning the development of the project on Shoreline Drive as there are a lot of concerns.

d) Fred Myall: Fred stated that we just voted to upgrade the Election buddy system to a yearly subscription. This would be a good tool to use to see how many of the property owners are interested in the property.

13) Board Members Remarks:
    a) Cindy Donovan: No remarks.
    b) Bill Pease stated that he feels we need to make a call to Mr. Redington regarding the possibility of buying the property.
    c) Cindy Leising: No remarks
    d) Bob Platt stated that he had purchased the property for and he has invested in the property for surveys and approvals.
    e) Ron Goudy advised he had asked him several times for a price and he had never quoted a price. Ron closed by wishing everyone a safe trip home and an enjoyable summer. See you all when you return in the fall.
14) Next POA Meeting is scheduled for Thursday, November 12, 2026, at 1:00pm
15) Next BOD Work Meeting is scheduled for Thursday, October 15, 2026, at 9:00am
16) Motion for Adjournment: Meeting adjourned by President Goudy at 1:57pm, Motion by Bob Platt and supported by Bill Pease.

Respectfully Submitted,

Cindy Leising,
POA Secretary

****Approved at the POA meeting on November 12, 1026****