

BOARD OF DIRECTORS MEETING

JANUARY 8, 2019

Our Pledge of Allegiance was recited by all. At 9:30 Bob Lewis-president, opened our meeting. Other Board members present were Frank King-Vice president, Anne Warren-Secretary, Jim Krueger-Assistant treasurer, Norm Milliard-At large, and Ed Landry-At large. Absent was Cheryl Lamoreaux-Treasurer.

Anne announced that Jim Krueger, who was appointed to the assistant treasurer's position due to Margaret McIntyre's resignation, will remain on the board until the 2020 annual meeting. This means that there are three vacancies and three members who have applied for positions on the board. Those running for our board next month are Pat Dubuc, Bud Hodgkins, and Frank King. This means there will be no election next month.

The next order of business concerned the pool and front doors of our clubhouse. There was a discussion lead by Bud Hodgkins, chairman of the Emergency/Safety Committee, about whether automatic door openers should be installed. Bud asked the people present if we should proceed with the discussion; there was a definite majority that felt this discussion should continue. Bud started his discussion saying that even if we purchase very expensive openers, they have a history that they don't last as long as one might expect. Bud added that these openers can run from \$700.00 to \$2000.00 per door. Due to having a ramp already

outside the pool door, many members felt that we should do the two doors from the pool end first. Bob added that these are wireless door closers and work with photo eyes. Bud stated that he had never installed one of these and asked if anyone here has installed any—no hands were raised. After more discussion, Janet stated that we should get a price, which includes labor and repairs, for all three doors. Bud said he would follow up with Janet's suggestion.

Next Joe gave a visual demonstration on the Site Plan for new park owned rental sites within our park. His focus was on the sites in the boondock area. Joe's presentation answered many questions for our members.

Soon after Joe's speech, Ron Wszalek asked, "Who isn't here?" He suggested that we approach the absentees and let them know about Joe's presentation.

Don Masella then told us that he was on the Building and Improvement Committee for 25 years. He added that at that time he personally had to contact the building inspector, plumbing inspector, and electrical inspector. After contacting these inspectors he then had to go to a general contractor to get the total price, which he then presented to the members. Ed Landry then commented to Don that his comments would be answered later in the meeting.

Next Don questioned whether we had the room for these sites. He reminded us that there used to be 15' between sites and now it's 10'.

Don then asked what would our maintenance fee be if we had 100% occupancy? Joe's answer was \$367.00 per membership is contributed by the rentals.

Ed then introduced us to FLORIDA RURAL WATER ASSOCIATION which, like the FLORIDA SKP CO-OP, is a non-profit company. During the discussion, it was discovered that we are already members of their organization. This company has engineers working for them who can do engineering designs for water, wastewater lines, permitting, and assistance with bidding and construction activities. Ed requested and received a check for \$250 to get on their list for their help and advice.

Next Ed stated that \$6000.00 from reserves has been put aside for rest room upgrades. Ed made a motion to use this money for new counter tops, four new showers, and bathroom hardware. Norm seconded the motion and the board approved it 100%. Ed then added that \$2500.00 from reserves has also been put aside for laundry room upgrades. He made a motion to put this money into installing new walls and painting the laundry room. It was seconded by Anne and approved by the board.

Next Norm spoke about the park's Wi-Fi. He stated that there is a problem at the south end of our park because the towers at Jewell's and Jones' sites are too far from the clubhouse. He added that he has put a temporary tower at his house, so some people have gone from 25 to 150 megabits, meaning more people now have a higher speed when on the internet. Norm did admit that there are still some "dead" spots in the park. Norm made a motion

that the park spend \$70.00 per month to make the south end faster which will in turn make the north end of the park faster. No mention was made where the temporary tower presently at Norm's site will be moved to.

Next Jim brought us up to date on our office changes. He stated that our new accountant is doing quite well. He stated that he has found some errors in arithmetic in our books. At present he is going through all our records page by page to find then correct mistakes—thanks, Jim. Jim also added that we have a new scanner to make the office run more efficiently.

Norm then added that he had just put a meter on the pool heater so we can find out how much electricity the heater uses. He is thinking perhaps we should use solar to heat our pool.

At 11:15 Ed made a motion to adjourn the meeting. Jim seconded it. Meeting adjourned.

Respectfully submitted,

Anne C Warren

Board Secretary