

# **BOARD OF DIRECTORS MEETING**

## **MARCH 12, 2019**

Our meeting began at 9:30 with the Pledge of Allegiance to our flag. All Board of Director members were present-Frank King-president, Ed Landry-vice president, Anne Warren-secretary, Pat Dubuc-treasurer, Jim Krueger-assistant treasurer, Bob Lewis-at large, and Bud Hodgkins-at large.

Frank opened the meeting by asking for someone to make a motion to not read the secretary and treasurer reports. Bob made the motion and Ed seconded it-motion passed.

The first discussion was an explanation of our park owned sites in the boondock area. Frank explained that by the fall we will have quotes from various contractors. He then explained there will be a vote in the fall to start construction of these sites; he went on further to explain the we may either vote in person at the future meeting or we can vote by proxy. If the vote passes, construction will begin and there will be a \$240.00 credit given to all members and a \$240.00 assessment given to all members. The cost to all members will be zero and the value of each lot will increase by \$240.00. Chris Blakely asked who the point of contact will be concerning this project during the summer. Ed answered that there will be a group of people, including the board, who will be contacted throughout the summer. Emails will be used for this process. Jane Lewis then asked, "Do we have \$30,000.00 in our account?" Pat replied, "Yes."

The next topic of discussion was the prices and rules for our rental sites during the 2019-2020 season. Frank started the discussion saying that our park and our members come first, not the campers who come off the road. He added that the goal of making the process easy for the treasurer and front office to handle would have high priority. He thanked Carol Ann Iles, Lee Belanger, Margery Zeller, and Joe Belanger for the surveys and recommendations done by them.

Frank then listed some changes that will be made for the next season:

- 1-A deposit will be made when a site is reserved.
- 2-An evaluation will be made if a guest wants to change a date; if it can't be accommodated, it may be cancelled and there may or may not be a refund.
- 3-Reservation deposits are non-refundable.
- 4-If one cancels while here, no refund is given.
- 5-If staying in Boondock or Overflow, one must move after 7 days (space available).
- 6-\$1.00 per day is subtracted from the rent if the guest pays by cash or check.
- 7-Walk-Ins will go to Boondock or Overflow.
- 8-There will not be reservations on Boondock or Overflow.
- 9-Our prices will be changed on our web site.
- 10-Our rental prices, rules, and limitations will be posted in the front office.

Frank then presented his suggestion concerning Letter Lots. He feels we should use the same percentage as we have right now. In this way, as our rental sites diminish, so will the number of letter lots. Perhaps all those owning letters now will be grandfathered in. Frank added that this may be a proposal at our next annual meeting. Joe stated that Letter Lots are for people who are only looking for a cheap price; it's like wanting your cake and eating it too.

Frank continued by showing graphs and explaining that as of today we have 27 rental sites available to rent and we already have 45 Escapee members who would like to rent these sites for next season. People want to stay here from 14 to 25 weeks-the latter being a letter lot. We have more demand than we have supply in our winter season months. He then compared our rates to local parks with the same amenities—ours are lower. Frank continued by saying that we

want people like us—people who like our park and are willing to volunteer their time.

Next there was much discussion concerning prices and time limits for the next rental season. Some members felt the prices were too high and some wanted to raise some prices. There were numerous suggestions as to the price and length of stay that guests should have in the Boondock, Overflow, and FHU sites. There were numerous motions by the board and most were then reconsidered as more discussion changed people's minds.

In the end, the following was voted upon and passed by the board:

**NOVEMBER 1, 2019 TO APRIL 30, 2020**

SITE	DAILY	DAY LIMIT	RATES	DUMP FEE
Dry Camp	\$13.	7	\$13.	\$5.00 each time
Overflow-20A	\$18.	7	\$18. Inc elec	1 per week-free
Overflow-30A	\$21.	7	\$21. Inc elec	1 per week-free
Full Hook Up	\$23.	60	\$575/mo+meter elec	N/A

**MAY 1, 2019 TO OCTOBER 31, 2019**

SITE	SUMMER RATES	LIMIT
Dry Camp	\$13. Per day	7 days then move
Overflow-20A	N/A	N/A
Overflow-30A	N/A	N/A
Full Hook Up	\$20. Per Day+\$6. Per day for elec	N/A
Monthly	\$495. Plus Metered elec.	

The above prices are credit card prices with the credit card fee built in. If paid by cash or check, \$1.00 per day may be subtracted. In addition, a month is

defined as 30 days and a week is defined as 7 times the daily rate in whatever site type is chosen by the guest. Payment for a second month must be paid at the beginning of the second month. Cancellations will fully release the lot for the Florida SKP Resort to rent the lot to other Escapee members.

Again, there was much discussion and reconsiderations made concerning deposits required when making a reservation. In the end, Frank made a motion that a 100% deposit should be made for any reservation that is a month or less. Pat seconded the motion which was then passed by the board. If the reservation is for 60 days, the remainder of the deposit must be made at the beginning of the second month. Refunds will be made by a policy made from the treasurer's office. Refunds of deposits will not be provided if reservation is cancelled or if reservation is changed by 3 days or more one time.

Ed added that boondocking might not be available by the beginning of 2010. Frank said boondocking will not go away from our park-many agreed.

Art questioned, "Why are we here?" He added we are not like our local parks; we should compare ourselves to other Escapees parks.

Frank added that every year at this time the board will be adjusting our rental rates. If we've made a mistake this year, we'll fix it.

Bud questioned the use of our storage area. In the end, it was decided that we will stay with our rule—if a guest is not in our park, they cannot use our storage area. Frank added that the fee for a guest using our storage area will be \$13. per day—the same as our boondock area fee.

Paul Zeller asked, "If a credit card fee is adjusted for the guests, how about the members?" Frank replied, "We'll work on that."

Next the guests were able to speak. Dave Andrews told us that only Little Charlie Creek has raised their rates-no one else. Sandy O'Connor read a list of complaints and said due to our higher prices next year she may not return.

Frank explained that he would like to make a calendar for next season explaining our goals and important dates. He asked that all chairmen give these dates to our secretary---ie cleaning the roof, laundry room etc.

Because the Finance Committee didn't know what things are needed to be done, Jim said that he will be putting up a clipboard in a conspicuous place. This clipboard will be called a C-P-R (Cleaning, Painting, Repairing) clipboard. Any member or committee may add to this list. He said this will be put up so that things can be done and can be funded.

Next Jim brought us up to date on our automatic door openers, adding the fact that this has been funded by an anonymous donor. He said the contract was signed on Monday. Now we will have to wait about 3 weeks before it can be started. Jim added that all we have to do is supply the electricity needed.

Frank announced that Heather's daughter is graduating from high school this year and would like to have a graduation party on May 4 at The Resort. He added that all board members had been asked about this and all agreed this is okay. Heather added that there would be plenty of chaperones. It was agreed there would be no fee for this and the use of the pool is fine.

Next Ed questioned how we are using the term "abstention" when we vote on issues. He said he has read many articles about this and finds that an abstention is not a yes vote or a no vote and it should not count in the total number of votes. Ron, chairman of the Search/Election Committee, commented that we need legal guidance and asked that the board get it for us. Bob made a motion to seek a legal opinion on this voting issue as well as find out if we can charge more for using credit cards. Jim seconded the motion. Frank said he would first seek out the price then seek out the answers to see if we can afford it.

After announcing that the board will go into executive session after this meeting, Frank adjourned this meeting at 12:29.

Respectfully submitted,

Anne C Warren

Board Secretary