

BOARD OF DIRECTORS MEETING

DECEMBER 17, 2019

At 10:35 Frank called our meeting to order. Present Board members were Frank King-president, Ed Landry-vice president, Anne Warren-secretary, Pat Dubuc-treasurer, Jim Krueger-assistant treasurer, and Bud Hodgkins-at large. Absent was Bob Lewis-at large.

The secretary report was read. Bud made a motion to accept the report and Ed seconded it. Motion passed.

Pat gave the treasurer's report with the figures through November 30, 2019. Pat reported that our total income was \$316,092.68, our expenses were \$261,319.02, and our balance was \$67,442.15. She added that this report is posted on the bulletin board of the card room. Bud made a motion to accept the treasurer's report and Anne seconded it. Ed abstained from this vote because he had not seen a copy of it. Motion passed with 5 positive votes. Next Jim added that the prior figures concerning the rental rates in the overflow area have been corrected; his suggestion was to take out the \$14.00 and \$7.50 rates in the overflow area. Bud made a motion to accept the budget with Jim's corrections. Frank seconded the motion. Motion passed.

Next Frank questioned, "What are we—a club, a co-op?" Much discussion followed but it was emphasized that we need to make sure we are legal by first doing more research. Frank then added that we should hire a lawyer for perhaps \$15,000.00 to do the work to make us legal. Joe added that we will have excess funds at the end of this year that can be put aside for legal advice and this can be done by not adding to our maintenance fee. Jim added that we have discretionary funds that could be used by the board for this or elsewhere. Norm

added that we and the state think we are a co-op. He said he has written to previous registered agents who feel we behave like a co-op and the state says we are a co-op. Frank added that we are putting this money aside just in case we need it.

Pat addressed the next agenda item. She wanted to know what the future plans are for redoing the outside walls, gutters, and down spouts of the clubhouse. Denny's answer was that he didn't want to close up the inside walls yet because we haven't had much rain. He feels we need to go through another rainy season to see how our new system works. Denny got a round of applause for the work he's already done.

Next Ed updated us on the gate valves which control our water supply. He said he has posted a map of our park on the back hall bulletin board which shows where these 9 gate valves are located. Next Ed added that Norm had called the M&H Valve Company in New England where the gate valves were manufactured. Norm was told that the gate valves were not made to be buried. The rep there suggested that we turn the valves daily to try to make them turn freely because sediment has gotten into them and made them difficult to turn. Now someone in the park turns the exposed gate valves daily. Ed added that he has found covers for the valves to make their access easier and keep out the sediment.

Jim then added that 3 computers and 1 printer have arrived and Stephanie Google will return later today to finish most of what needs to be done to finish the project.

Frank then opened the floor for more discussion on the purchase of the 3.4 acres of land across from our pond. He said he had spoken to the owner and she would like to finalize the sale by this spring. Frank took a straw vote of the members present then commented that it

looked like ? 3:1 or 2:1 of the members seem to be in favor of finding out more about the property. Jim commented that it would cost each membership about \$8.00 per every \$1000.00 of the selling price to purchase the property.

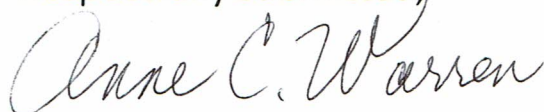
Skip Pratt told us that he had spoken to the owner of the adjacent orange grove. Skip reported that the owner would like to turn his property into an RV park if the orange crop doesn't produce well.

Frank then took another straw vote to find out how many members would like to change the time of our board meetings to start at 9 AM instead of 9:30 AM. No one was opposed to starting our meetings earlier. As of January 1, 2020. The board meetings will begin at 9 AM.

Marsha reported that some new white posts have been ordered. These new posts will replace any broken or bent posts.

At 11:52 Ed made a motion to adjourn the meeting. Judy seconded the motion. Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Anne C. Warren". The signature is written in dark ink and is positioned above the printed name.

Anne C Warren

Board Secretary