

BOARD OF DIRECTORS MEETING

DECEMBER 3, 2019

All members of our board 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 our meeting at 9:42 as we all recited The Pledge of Allegiance to our flag.

The secretary's minutes were read. Jim Krueger made a correction to the secretary's minutes concerning use of the Florida Fuel credit card. He stated that Florida Fuel's price for gas is not always the lowest. Now whoever uses the credit card for gasoline can buy the least expensive gas that is available wherever the truck goes. Bob made a motion to accept the minutes as corrected and Pat seconded it. Motion passed.

For the treasurer's report, Jim stated that as of October 31, 2019 our total income was \$334,000, our expenses were \$214,000, and our net income was \$120,000. Jim then added that our taxes are not included in this total. Pat confirmed that the taxes are \$26,000 to \$27,000 of the \$214,000 expense stated. Pat then reminded us that the Wauchula State Bank in Zolfo Springs will be closing. She informed us that our safe deposit box in Zolfo Springs will be delivered to the Wauchula branch by police escort. Joe reminded us that the \$30,000.00 for Prop 7 is part of the \$120,000 and is ready when we need the funds for our expansion. Bob made a motion to accept the treasurer's report and Pat seconded it-motion passed.

Frank reminded us AGAIN to not feed the ducks and to put all our trash in bags; do not throw individual pieces of garbage in the dumpster because they will create a mess inside the dumpster and they will land on the ground instead of in the dump truck. He also told us that a guest in our park did not go to our Thanksgiving dinner and left the park early because derogatory comments were said to him. Frank then questioned the use of religion, politics, sexual orientation, race, and creed in our park.

Joe, chairman of the Finance Committee, described the proposed budget as

being based on and meeting the goals of funding increased needs and maintaining member fees at the present level. Another of his goals is based on strengthening our reserves by adjusting target levels to reflect a higher anticipated cost for the building, mower, truck, and sewer components. He also feels our reserves will be strengthened by adding a component for kitchen and recreation equipment and adding extra amounts to these components. Other goals of Joe are to increase operating committee input and provide detailed feedback to committees on finance committee treatment of their requests (feedback document was distributed to committee chairs and the board). He also discussed two operating policies that the committee had recommended to the board regarding budget flexibility and providing autonomy for Fun 'n Sun's decision making. In response to a question, Joe stated that when the \$30,000 in assessments for the rental site upgrade capital project is enacted by the board, a corresponding credit against next year's fees will result. The assessment funds will be placed in a dedicated capital project account. Once paid, each member's share of the assessment (\$240.00) will be added to the value of their membership. Bud applauded the members of the Finance Committee and later they were thanked with a round of applause.

Jim thanked Fun 'n Sun for all they do and asked them to keep working like they have been but reminded them that they must follow IRS requirements.

It was noted that our new accountant went over budget. Frank added that this is a new accountant and there were many things to fix in our system. Jim added that she did get our accounts in order, closed out 2018, and automated our system. She also said that we should not try to do it ourselves.

Norm 111 noted that our "accountant" is a bookkeeper. He added that we should keep our accounts in house. There was much objection to this idea.

Pat reminded us that Heather and the other two park attendants are responsible for everything that goes on in the office. She also asked us not to interrupt the girls after hours.

Next Frank brought us up to date on some things that have been done. 1- the sewer motor has been installed, 2-our maintenance is up to date and Pugh is now on board with us, 3-Bud has replaced the spring clutch in our tractor, and 4-three computers and one printer will be here this week.

Frank told us the land opposite the pond and across the street from it is for sale. There are 3.4 acres and the asking price is \$75,000.00. Bud gave us some facts about the property and there was discussion about it. Bud added that the county values the buildings at \$8,527.00 and the land at \$19,067.00. Nothing was decided concerning this property but more thought and discussion may be had later. Next Norm added that he has talked to the owner of the land behind Travel Trail. This land is 5.7 acres or 1/3 the size of our park. He is expecting the owner to call him back. Ed added that our park is worth 1.3 million dollars because it's been developed.

Ken Tarkin explained the form we received in our packet today. He asked us to update our information or correct any mistakes that have been made so our records will be current. Ken was asked if we could put a nickname in the records. His reply was "yes". He suggested putting (---) around what you prefer to be called. Pat added that if one person in the membership dies, we must have a copy of the death certificate and if there is a divorce, we must have a copy of it. This is to help us and our families after we die.

Because we need a special meeting to vote on Prop 7, Ed made a motion "to call a special meeting for the members to vote on Prop 7 on December 17 to approve the plans." Bob seconded the motion and it was passed by the board.

After this, Bud stated that he has found a backhoe that can be rented for \$850.00 per week. He then added that this money is in our budget.

Ed also added that he needed permission from the board to approve a contractor for the prop 7 project. He then made the motion "to hire a contractor" and Pat seconded it. Jim wanted words added after "Up Front" on the contract. Ed agreed and said he would produce another contract just for the permitting; Jim agreed with this decision. Motion passed.

Next Ed read a paper that he had typed concerning abstentions when voting at our meetings. Ed made a "motion for the board to approve letting this letter go to the lawyer." Bud added that he would vote for this as long as Ed also included a copy of our by-laws. Ed agreed to this and added that he would also send a copy of our Articles of Incorporation. Jim seconded this motion and it was passed by the board with 5 positive votes—Bob and Pat voted no.

Frank stated that the next item on the agenda was a discussion about rentals and reservations. He stated there is not enough time for this now so our December 10 meeting will be a workshop to discuss this topic.

Frank then brought up the topic of the RV's near the yard sale shed which was discussed at our last meeting. At the last meeting it was suggested that RV's can be parked along the fence by the pond; Bud said this could not be done because the tractor needs maneuvering room when moving palm fronds to be piled up for burning. Jim made a proposal stating "don't vote on this specific case, instead allow 3 spaces by the yard sale shed and 3 in front of those 3 spaces. This gives flexibility to the parking committee and the front office to not be a retreat area-now it's a storage parking area." Bud seconded the motion. Frank and Ed did not vote because their RV's are presently in this area. Four board members voted yes and Pat voted no-proposal passed. Pat added that she would like the Storage Committee to look for alternate storage areas and vote at another time.

Frank added that he has asked the park attendants and Tomassa to stay away from personal property and he wants them NOT to weed wack by plants, sheds, and any other personal property.

Marsha asked people to wash their white removable posts because new numbers will be placed on them soon.

Just before adjourning, Bob made a motion "to send out the envelopes." Frank seconded it-motion passed. FYI these envelopes contain 1-the notice for the 2020 annual meeting and its election, 2-form to update our data base, 3-next year's budget, and 4-a proxy and drawings for Prop 7 (this FYI info was added by the secretary).

At 12:31 Bud made a motion to adjourn this meeting. Ed seconded the motion-motion passed.

Respectfully submitted,

Anne C. Warren

Board secretary