

FLORIDA SKP RESORT ANNUAL MEETING

FEBRUARY 17, 2020

At 9:21 Frank King, our president, lead us in our Pledge of Allegiance to our flag and country. After our Pledge of Allegiance, Janet Gibson gave the invocation. As usual, Janet's blessing was thoughtful and well done. Janet asked that the board of directors as well as those who serve us be blessed; then she added that may the discussions at our meeting be done in an orderly manner.

After our members were registered by members of the Search/Election Committee, it was reported that there were 69 memberships represented and 36 total proxies counted for a total of 105 out of 126 memberships.

Frank thanked our retiring board members—Jim Krueger for his service for over a year, and Bob Lewis and Anne Warren for their 4 years of service. All three retiring Board of Directors were given a Certificate of Appreciation and received a round of applause.

Next, Anne introduced Ed Landry who has agreed to return to our board for another two years. She then introduced Pat Dubuc, Bud Hodgkins, and Frank King who have another year to finish their term. All 6 board members stood and were applauded by our members.

The secretary's report from the last annual meeting was read. Ed made a motion to accept the minutes and Ron Wszalek seconded it. Motion passed.

Next Pat Dubuc read the treasurer's report which is included in these minutes. Pat reported that at the end of 2019 our front office had \$25,617.00 in the checkbook. In addition, funds for our reserves and escrow needs equaled \$379,262.00, escrow and reserves commitments were \$341,818.00, and funds set aside for our rental site upgrade were \$30,000.00. She added that the excess operating funds available to our members is \$25,560.93 which divided by 126 memberships equals \$202.86 per membership. Bob Lewis made a motion to accept the treasurer's report and Bob Clark seconded it. Motion passed.

Frank introduced and thanked our new parliamentarian, Norm Milliard III.

Next on the agenda was voting on our 14 proposals. Ed Landry, author of proposal #1, spoke on his proposal which had been endorsed by 23 signatures. Due to improper wording, not the intent of proposal #1, Ed said to Frank, "Mr Chairman, I respectfully withdraw Proposal #1 from our annual meeting vote." Frank accepted Ed's words and thanked him for all the work he had done in preparing the proposal.

The remainder of our proposals were as follows:

Proposal #2 motion made by Robert Mellis, seconded by Laurie Milliard-failed

Proposal #3 motion made by Ron Wszalek, seconded by Chris Blakely-failed

Proposal #4 motion made by Bob Lewis, seconded by Ed Landry-passed

Proposal #5 motion made by Marsha Hodgkins, seconded by Bill Oates-passed

Proposal #6 motion made by Joe Belanger, seconded by Ed Landry-this proposal was then amended by Phoebe Bollin to add the word "only" before "run free". The amendment, seconded by Ron Wszalek-failed. The original proposal-passed.

Proposal #7 motion made by Bob Lewis, seconded by Art Dubuc-passed

Proposal #8 motion made by Bob Lewis, seconded by Laurie Milliard-passed

Proposal #9 motion made by Bob Crystal, seconded by Dick Pearce-passed

Proposal #10 motion made by Pat Dubuc, seconded by Art Dubuc-passed

Proposal #11 motion by Rose Irons, seconded by Dick Pearce-passed

Proposal #12 motion by Jan Pratt, seconded by Marsha Hodgkins-passed

Proposal #13 motion by Laurie Milliard, seconded by Bob Clark-passed

Proposal #14 motion by Joe Belanger, seconded by Dick Pearce-passed

The first of other matters brought before the members by Frank was that two couples have been chosen as Park Attendants for the 2020-2021 season. They are Kevin and Julie Polter and Tom and Mary Ann Corcoran.

Next Frank announced again that our sewer system has been backed up by "Flushable" wipes, paper towels, face cloths etc. He reminded us that only products labeled "GD4" can be dissolved so please follow this rule and don't flush items down the toilet that will not dissolve.

Phoebe Bollin then gave us some very disturbing news. She told us that Cheryl Lamoreaux's husband, Dean, is in a hospital in Orlando and has been taken off life support. She asked us to keep our former members in our prayers.

Tedd Lester made a motion to include the minutes of our Special Members' Meeting on December 17, 2019 in today's annual meeting. Ken Tarkin seconded the motion. There was some discussion then Joe explained why the proposal concerning our future 6 sites in the boondock area was passed; Joe explained that this is a vote based on the number of people present. Tedd's motion failed.

The last item in our annual meeting was the introduction of members who have joined us since our last annual meeting. They are:

Gary & Audrey Wyatt	4/1/19
George La Plante	4/2/19
Charles & Caralie Sandhage	4/12/19
Denny & Diane Luppens	11/11/19
Chuck & Mari Roth	11/29/19
Robert & Jean Hunt	1/24/20
George & Anita Saba	1/31/20
Jay & Diane Merritt	1/31/20

Frank announced, "Lunch is ready."

Janet then gave us a wonderful blessing. She asked the Lord to bless our food and thanked Him for our daily bread. She then asked Him to bless our visitors who prepared this food.

Bob Clark made a motion to adjourn our meeting and Norm Milliard III seconded the motion. Meeting adjourned at 11:26.

Respectfully submitted,



Anne C Warren

Florida SKP Resort Board Secretary

PROPOSAL #1

Should the Articles of Incorporation, By-Laws and Standing Rules be amended with the following modifications:

Articles of Incorporation

1. Article VIII, change the paragraph from "Upon prior notice, as defined in the By-Laws, the By-Laws at any duly-called special membership meeting or annual membership meeting, may be amended by an affirmative two-thirds (2/3) vote of the entire membership of the corporation entitled to vote." to "Upon prior notice, as defined in the By-Laws, at any duly-called special membership meeting or annual membership meeting, the By-Laws may be amended by an affirmative two-thirds (2/3) vote of the voting membership of the corporation entitled to vote."
2. Article IX, change "vote of the entire membership" to "vote of the voting membership".

Bylaws

1. Article II, Section 1, Paragraph B delete the phrase "pertaining to quorums or votes" and also delete the phrase "on the date of the meeting for which a quorum is being determined or at which a vote is being taken".
2. Add to Article II, Section 1 a new paragraph J containing "J. Decisions (unless otherwise provided in the Articles of Incorporation, the By-Laws, Standing Rules or The Cooperative Act 719.106 1.b.1 Florida) shall be made by owners of the voting membership at a meeting at which a quorum is present."
3. Article VIII, Section 2, Paragraph A, change "requires a majority vote of the entire membership" to "requires a majority vote of the voting membership"

Standing Rules

Section 2, Paragraph B, change the first part of the paragraph from "An amendment to the Standing Rules requires a majority vote of the entire membership with the following exception:" to "An amendment to the Standing Rules requires a majority vote of the voting membership with the following exception:"

YES _____ NO _____

PROPOSAL #2

Should the Florida SKP CO-OP purchase 3.41 acres at 2206 Greenleaf Road, Wauchula for up to \$40,000? This would be purchased by an assessment of up to \$317.47 per membership.

YES 25 NO ✓ + 26 = 51

PROPOSAL #3

Should the Standing Rules be amended by removing Section 2, Paragraph A, Item 5?

YES 32 NO ✓ + 28 = 60

PROPOSAL #4

Should the Standing Rules be amended in Article II, Section 1, Paragraph C from "seven days" to "seven (7) nights" and also "daily" to "per night"? And should the Standing Rules be amended in Article II, Section 1, Paragraph D from "or rental site" to "or on a rental site" and "(14) days annually" to "(14) nights annually"?

YES 60 NO ✓ + 35 = 95

PROPOSAL #5

Should the Standing Rules be amended in Article II, Section 2 by deleting the sentence "Newspapers in paper bags should be brought to the Clubhouse on the first Monday morning of the month by 9:30 AM."?

YES 67 NO ✓ + 36 = 103

PROPOSAL #6

Should the Standing Rules be amended by adding the following sentence in Article II, Section 3, Paragraph B; "Dogs and cats may run free in the gated enclosed dog park, located north of the dumpsters between the catch basin and the neighbor's pasture fence."? The sentence would be added prior to the last sentence in the paragraph.

YES 62 NO + 35 = 97

PROPOSAL #7

Should the Standing Rules be amended by:

1. replacing Article IV, Section 7, Sub-Section B, Number 1 with; "1. A member may not have more than one (1) space in the storage area. Spaces will be only assigned between 1 November and 30 April. Space between will be assigned by the front office under the direction of the storage committee; space will remain assigned to the member until 30 April each year.",
2. replacing, in Article IV, Section 7, Sub-Section C, Number 1, "storage committee" with "front office under the direction of the Storage Committee.",
3. replacing, in Article IV, Section 7, Sub-Section C, Number 2, "day before use." with "day before and after use."?

YES 53 NO + 28 = 81

PROPOSAL #8

Should the Standing Rules be amended in Article IV, Section 9, Paragraph E by replacing the words "The Board of Directors shall, no later than October 1, 2018 implement policies" with "The Board of Directors has implemented policies"?

YES 58 NO + 34 = 92

PROPOSAL #9

Should the Standing Rules be amended by:

1. In Article V, Section 9, Paragraph A, changing "During the period from 1 January through 31 March, the park attendant may rent a site to a SKP guest for a maximum period of one (1) month." to "During the period from 1 January through 31 March, a site may be rented to a SKP guest for a maximum period of sixty (60) nights." and
2. in Article V, Section 9, Paragraph B, replace "one (1) month" with "thirty (30) nights" and
3. in Article V, Section 9, add paragraph C to read "The Board of Directors has established rules and policies concerning the rental of RV sites in the park."?

YES 62 NO ✓ + 32 = 94

PROPOSAL #10

Should the Standing Rules be amended in Article VI, Section 2, Paragraph B, Item 1 by changing "seven (7) days" to "seven (7) nights", and in Item 2 changing "three days" to three (3) nights"?

YES 64 NO ✓ + 36 = 100

PROPOSAL #11

Should the Standing Rules be amended in Article VI, Section 2, Paragraph C by changing "shall not exceed (15) days" to "shall not exceed (15) fifteen nights" and change "The Board of Directors shall establish a fee for such parking of not less than the fee for boondock area use." to "The Board of Directors has established a fee for such parking of not less than the fee for boondock area use."?

YES 63 NO ✓ + 35 = 98

PROPOSAL #12

Should the Standing Rules be amended in Article VI, Section 2, Paragraph S by changing "over seven (7) days" to "over seven (7) nights"?

YES 64 NO ✓ + 36 = 100

Proposal #13

Should the Standing Rules be amended in Article VI, Section 2, Paragraph U by changing "U. Peak season rentals may be limited to thirty (30) days." To "U. Peak season rentals may be limited to sixty (60) nights."?

YES 63 NO ✓ + 34 = 97

Proposal #14

Should the Standing Rules be amended in Article VI, Section 2, Paragraph V, Item 7 by adding the following sentence "Dogs and cats may run free in the gated enclosed dog park, located north of the dumpsters, between the catch basin and the neighbor's pasture fence." Before the last sentence"?

YES 65 NO ✓ + 34 = 99

Proposals 1 and 3-14 use the following key to amend them:

Key: **Bold & Italic & underline** means to add
~~Line through~~ means delete

Proposal #1

Why all these changes & why add or Change anything?

At the last several annual meetings we have counted abstentions as representing a NO vote. On average, we have about 25 abstentions each year because of the wording in our Articles, By-Laws and Standing Rules. The simple truth is you cannot count abstentions; they are not a yes or a no, these members choose not to be counted, as is their right.

Voting is a privilege that requires representation, in person, by proxy or electronic filing. Below are simple word changes which clarify our Articles, By-Laws and Standing Rules by aligning them with voting that happens in the United States. It also follows voting as defined by **Robert's Rules**, and **Florida law**. These changes allow us to govern ourselves by those who care enough to vote by showing up, sending in their proxies or filing electronically.

Proposal #1

A change to the wording in three documents:

1. Articles of Incorporation

Article VIII - By-Laws

Proposed

Upon prior notice, as defined in the By-Laws, ~~the By-Laws~~ at any duly-called special membership meeting or annual membership meeting, **the By-Laws** may be amended by an affirmative two-thirds ($\frac{2}{3}$) vote of the entire ~~voting~~ membership of the corporation entitled to vote.

Article IX - Amendments to Charter

Proposed

Upon prior notice, as defined in the By-Laws, at a duly-called special membership meeting or annual membership meeting, the Articles of Incorporation may be amended by an affirmative two-thirds ($\frac{2}{3}$) vote of the entire ~~entire~~ voting membership of the corporation entitled to vote.

2. By-Laws

Proposed

Article II, Section I, B

The term "Entire Membership" as used herein in any Section ~~pertaining to quorums~~ ~~votes~~ means all memberships in the FLORIDA SKP CO-OP. ~~on the date of the meeting for which a quorum is being determined or at which a vote is being taken.~~

Add to Article II, Section 2, J

Proposed addition

Decisions (unless otherwise provided in the Articles of Incorporation, The By-Laws, Standing Rules or The Cooperative Act 719.106 1.b.1 Florida) shall be made by owners of the voting membership at a meeting at which a quorum is present.

Article VIII, Section 2, A

Proposed

An amendment to the Standing Rules requires a majority vote of the entire ~~entire~~ voting membership with the following exception: an amendment to the Standing Rules regarding the site plan shall require an affirmative two-thirds ($\frac{2}{3}$) vote of the entire membership.

3. Standing Rules

Section 2, B

Proposed

An amendment to the Standing Rules requires a majority vote of the entire ~~entire~~ voting membership with the following exception:

An amendment to the Standing Rules regarding SITE PLAN (ARTICLE III) requires an affirmative two-thirds ($\frac{2}{3}$) vote of the entire membership.

Below are references to Florida law, our own By-Laws and Robert's Rules

The Cooperative Act 719.106 1,b,1 (Florida)

"Unless otherwise provided in the bylaws, the percentage of voting interests required to constitute a quorum at a meeting of the members shall be a majority of voting interests, and decisions shall be made by the owners of a majority of the voting interests. Unless otherwise provided in this chapter, or in the articles of incorporation, bylaws, or other cooperative documents, and except as provided in subparagraph (d)1., ***decisions shall be made by owners of the voting interests represented at a meeting at which a quorum is present.***"

Our By-Laws: Article VIII - Amendments, Section 1, A

Amendments and/or additions to these by-laws may be made in accordance with the "Articles of Incorporation" of the FLORIDA SKP CO-OP in a manner consistent with 719.106(1)(h) F.S.

Robert's Rules - Rev. 11

page 401, Two-Thirds Vote:

Means at least two thirds of the votes cast by persons entitled to vote, **excluding blanks or abstentions.**

SKP Annual meeting in February 2020

Ed Landry

The members below agree that changes to our Articles of Incorporation, By-Laws and Standing Rules as they apply to voting must change to be in line with Florida State laws and regulations.

A change to the wording in three documents:

1. Articles of Incorporation - Change Article VIII and IX: Change "entire" to "voting"
2. By-Laws:
 - Article II, Section 1, B (Delete quorum reference) & (Add) **Section 2, J**
 - Article III, Section 2, A: Change "entire" to "voting"
 - Article VIII Section 2, A: Change "entire" to "voting"
3. Standing Rules: Section 2, B: Change "entire" to "voting"

We wish these changes to be voted on at the next annual meeting in February 2020.

<u>Oliver Pittersto</u>	Site # <u>A32</u>
<u>Frank H. Peas</u>	Site # <u>H-9</u>
<u>Jennifer Brockett</u>	Site # <u>A-31</u>
<u>Robert Lewis</u>	Site # <u>A-13</u>
<u>John Ray</u>	Site # <u>G23</u>
<u>Greg Lobato</u>	Site # <u>S-6</u>
<u>Dick Pearce</u>	Site # <u>H 14</u>
<u>Robert Beckwith</u>	Site # <u>H 17</u>
<u>Sam Garber</u>	Site # <u>H-36</u>
<u>Ernie C. Warren</u>	Site # <u>H-18</u>

The members below agree that changes to our Articles of Incorporation, By-Laws and Standing Rules as they apply to voting must change to be in line with Florida State laws and regulations.

A change to the wording in three documents:

1. Articles of Incorporation - Change Article VIII and IX: Change "entire" to "voting"
2. By-Laws:
 - Article II, Section 1,B (Delete quorum reference) & (Add) **Section 2, J**
 - Article III, Section 2, A: Change "entire" to "voting"
 - Article VIII Section 2, A: Change "entire" to "voting"
3. Standing Rules: Section 2, B: Change "entire" to "voting"

We wish these changes to be voted on at the next annual meeting in February 2020.

<u>Margaret Millie</u>	Site # <u>F4</u>
<u>Esley Hill</u>	Site # <u>F3</u>
<u>Bill Oates</u>	Site # <u>H 34</u>
<u>Bob Hoffman</u>	Site # <u>G 21</u>
<u>Jim Bollhouse</u>	Site # <u>F9</u>
<u>Wahle</u>	Site # <u>F-10</u>
<u>Walter D Lindstrom</u>	Site # <u>F-5</u>
<u>Donald Lindstrom</u>	Site # <u>H 12</u>
<u>Doris Chase</u>	Site # <u>H-2</u>
<u>Jamie Mulard</u>	Site # <u>H-37</u>

The members below agree that changes to our Articles of Incorporation, By-Laws and Standing Rules as they apply to voting must change to be in line with Florida State laws and regulations.

A change to the wording in three documents:

1. Articles of Incorporation - Change Article VIII and IX: Change "entire" to "voting"
2. By-Laws:
 - Article II, Section 1, B (Delete quorum reference) & (Add) **Section 2, J**
 - Article III, Section 2, A: Change "entire" to "voting"
 - Article VIII Section 2, A: Change "entire" to "voting"
3. Standing Rules: Section 2, B: Change "entire" to "voting"

We wish these changes to be voted on at the next annual meeting in February 2020.

<u>Edward Landry</u>	Site # <u>A 35</u>
<u>William H. Hildebrand</u>	Site # <u>H-22</u>
<u>Susan Manning</u>	Site # <u>H 39</u>
_____	Site # _____
_____	Site # _____
_____	Site # _____
_____	Site # _____
_____	Site # _____
_____	Site # _____
_____	Site # _____

Proposal 2 – Land Purchase

Proposal #2

To purchase the 3.41 acres of land owned by Catherine Woods on 2206 Greenleaf Road, Wauchula, Florida, 33873; Lot #24-34-25-0000-01800-0000.

The proposal is to spend up to a maximum of \$40,000. This would be purchased by an assessment of all members of the Florida SKP CoOp in an amount up to \$317.47 from each member. This amount will increase each membership value up to \$317.47.

This proposal will require a yes vote from 2/3 of the entire membership.

Board of Directors
Florida SKP Resort Inc.

Proposal 2 – Land Purchase

Background

This proposal is asking you to vote for an assessment of up to \$40,000, which is up to \$317.47 per membership, to purchase the 3.41 acres adjacent to the pond at the NW corner of the Resort.

Late in 2019 the Board was approached by the owner of the 3.41 acres on Greenleaf Road at the NW corner of our park. The owner is planning to sell this property in the Spring of 2020. Time is of the essence for this project. As we all know, there isn't any more land being made, so chances to purchase land convenient to our park should be investigated.

This idea has come up rather quickly, but the timing is good as we have our annual meeting coming up. Of course any land purchase would need to be approved by the membership. There are many questions that still need to be answered. We hope to be able to provide all answers by the annual workshop.

We need your approval so the Board will be able to make the offer and effect the sale.

Property Description

The property includes 3.41 acres with 229.4 feet footage on Greenleaf Road (number 2206) and 646.4 feet deep. The property is relatively flat and includes a pole barn (50'X25'), a shed (12'X24') and another shed in poor shape (12'X15').

Our understanding is that bidding will begin before the end of spring, 2020. At that time we will begin negotiation with the property owner.

To view a description of the property, enter the following address in your browser: <https://bit.ly/2MT88lm> Click on the map to see adjoining properties.

Purchasing this adjacent parcel of land will allow us flexibility in relocating existing services and putting park areas to a better use. It will also give us

Proposal 2 – Land Purchase

an investment that may increase our land value.

Possible Property Uses

Below is an initial list of possible uses for the additional property.

- Move the park's sheds to the new property.
- Store some of our equipment on the lot.
- Add member storage to the property.
- Do our burning in the new lot.
- Create boondocking sites on the lot.

Things we are still researching and/or waiting for feedback

There are many items that we need to investigate prior to purchasing this land, they include:

- Amperage of electricity, condition of the septic field and well conditions.
- taxable impact on our organization,
- zoning ramifications and requirements,
- how we want to access the property from The Resort (probably a walking gate by the pond and the Greenleaf Road gate),
- membership profit distribution if we sell the property at some time,
- possible security issues.

Standing Rules Proposals

Proposal #3

Standing Rules Section 2 Paragraph A Item 5 Page 1

~~5. At any membership meeting any membership may propose a motion to amend the Standing Rules.~~

Reason: 1.) The BY-LAWS of the Florida SKP CO-OP , INC. as amended on Feb 18, 2019 requires a majority of the entire membership. An amendment to the existing rules from the floor would preclude members not present but having voted by proxy from knowing about and voting on the proposed amendment

2.) Florida law 719.106 d requires written notice of the meeting agenda at least 14 days in advance to all members.

BY-LAWS OF SKP CO-OP, INC.

Article VIII – AMENDMENTS, Section 2: STANDING RULES

A. An amendment to the Standing Rules requires a majority vote of the entire membership with the following exception: an amendment to the Standing Rules regarding the site plan shall require an affirmative two-thirds (2/3) vote of the entire membership.

CHAPTER 719 FLORIDA STATUTES

THE COOPERATIVE ACT

Includes laws enacted through the 2013 Legislative Session

FL 719.106 Bylaws; cooperative ownership.—

(d) Shareholder meetings.—There shall be an annual meeting of the shareholders. All members of the board of administration shall be elected at the annual meeting unless the bylaws provide for staggered election terms or for their election at another meeting. Any unit owner desiring to be a candidate for board membership must comply with sub-paragraph 1. The bylaws must provide the method for calling meetings, including

Standing Rules Proposals

annual meetings. Written notice, which must incorporate an identification of agenda items, shall be given to each unit owner at least 14 days before the annual meeting and posted in a conspicuous place on the cooperative property at least 14 continuous days preceding the annual meeting. (Bold and underlined added for emphasis).

Proposal #4

Standing Rules

Article II, Section 1 Paragraph C Page 3

C. The Resort is an SKP membership park and each RV, at check-in, shall include a SKP with a current membership card. Exception: as a way to introduce our friends to the SKP way of life, members in residence may sponsor a one-time only visit of non- SKP's in the guest's own RV for up to seven (7) days nights, space available at the normal rental rate. If there are more than two (2) people 18 years or older, they will be charged \$5.00 per person-daily per night.

D. Family members may visit in their own RV or in a member's additional RV on a member's site without charge, or on a rental site at the normal rental rate. For up to fourteen (14) days nights annually.

Reason: To make clear that charges are made by the night.

Standing Rules Proposals

Proposal #5

Standing Rules Article II, Section 2 Page 3

SECTION 2: RUBBISH DISPOSAL

Dumpsters are provided at the North end of the park. Please use plastic bags securely tied. Crush aluminum cans into the container located in the laundry room. ~~Newspapers in paper bags should be brought to the Clubhouse on the first Monday morning of the month by 9:30 AM.~~ All corrugated cardboard boxes must be flattened and put in the dumpster.

Reason: Action is no longer performed in the park.

Proposal #6

Standing Rules Article II, Section 3 Paragraph B Page 4

B. Dogs and cats will walk in the street until they reach the designated pet areas (area in front of the Resort green area inside the hedges at either side of the entry signs, and the area between the catch basin and the neighbors' pasture fence). **Dogs and cats may run free in the gated enclosed dog park, located north of the dumpsters, between the catch basin and the neighbor's pasture fence.** The owners shall control their pets so that the pet will not reach any plantings.

Reason: Added to provide information about the dog park.

Standing Rules Proposals

Proposal #7

Standing Rules Article IV Section 7: Storage, B. Vehicle Storage
Page 8

Delete the existing paragraph 1 and replace with the new language.

~~1. A member may not have more than one (1) space in the storage area. Space will be assigned by storage committee; space will remain assigned until member no longer has a requirement, or a change of the assigned space is needed to accommodate other Members. Only temporary assignment of unassigned spaces may be made by persons other than Storage Committee Members—~~

1. A member may not have more than one (1) space in the storage area. **Spaces will be only assigned between 1 November and 30 April. Space between will be assigned by the front office under the direction of the Storage Committee; space will remain assigned to the member until 30 April each year .**

C. Boat/Trailer Storage

1. All boats on boat trailers/storage trailers must be stored in designated boat storage/storage trailer area as assigned by storage committee **front office under the direction of the Storage Committee.**

2. Boats on trailers may only be put on member's lot the day before **and after** use.

Reason: Due to a lack of storage these changes will allow more effective use of existing spaces.

Standing Rules Proposals

Proposal #8

Standing Rules Article IV, Section 9 Paragraph E Page 10

E. The Board of Directors ~~shall, no later than October 1, 2018,~~ has implemented policies and procedures relating to the rental of sites that will limit rental of sites to parties not composed in part of at least one person over 55 when necessary to ensure that the CO-OP remains qualified for the exemption provided by 24 CFR 100.304(a).

Reason: To update to the latest Board of Directors rental policies and procedures.

Proposal #9

Standing Rules Article V, Section 9 Paragraphs A and B Page 12

A. During the period from 1 January through 31 March , ~~the park attendant~~ a site may be rented ~~a site~~ to a SKP guest for a maximum period of ~~one (1) month~~ sixty (60) nights.

B. The rental period may be extended ~~one (1) month~~ thirty (30) nights at a time, based on SKP demand for rental sites measured by the presence of SKP guests in the retreat area waiting for a rental site.

C. The Board of Directors has established rules and policies concerning the rental of RV sites in the park.

Reason: To reflect the new rental procedures established by the Board of Directors. Also to make clear that charges are made by the night.

Standing Rules Proposals

Proposal #10

Standing Rules Article VI, Section 2 Paragraph B Items 1 and 2
Page 12

B. Non-members shall not be absent overnight from their assigned sites except as follows:

1. Non-members on rental pool and overflow sites may, with office notification, be absent for up to seven (7) ~~days~~ nights.
2. Non-members in the boondock area may, with office notification, be absent for not more than three days (3) nights.

Reason: To make clear that charges are made by the night.

Proposal #11

Standing Rules Article VI, Section 2 Paragraph C Page 13

C. In situations other than those provided for in B.1, 2, and 3 above, where the Board of Directors finds it is in the best interest of the FLORIDA SKP CO-OP, it may, in conjunction with a rental stay, authorize unattended parking of RVs by non-members. The time period shall not exceed(15) fifteen days nights in an area designated for that purpose outside of the boondock, overflow, and storage areas. The Board of Directors shall has established a fee for such parking of not less than the fee for boondock area use.

Reason: To reflect the new rental procedures established by the Board of Directors. Also to make clear that charges are made by the night.

Standing Rules Proposals

Proposal #12

Standing Rules Article VI, Section 2 Paragraph S Page 13

S. Boondock spaces are marked, and set-up must be within the assigned space. No party may stay in the boondock area over seven (7) ~~days~~ nights if there is an open site available, unless the Board of Directors finds it is in the best interest of the FLORIDA SKP CO-OP, in which case the rental income from the extended portion of the stay shall be treated as rental pool income.

Reason: To make clear that guests must move to either a full hookup site if available or to an overflow site if available.

Proposal #13

Standing Rules Article VI, Section 2 Paragraph U Page 13

U. Peak season rentals may be limited to ~~thirty (30) days~~ sixty (60) nights

Reason: To reflect the new rental procedures established by the Board of Directors. Also to make clear that charges are made by the night.

Standing Rules Proposals

Proposal #14

Standing Rules Article VI, Section 2 Paragraph V item 7. Page 14

Dogs and cats must be walked in the street and not on members' sites except for the designated pet walk areas (area in front of the co-op, green area inside the hedges at either side of the entry signs, and the area between the catch basin and the neighbors' pasture fence). **Dogs and cats may run free in the gated enclosed dog park, located north of the dumpsters, between the catch basin and the neighbor's pasture fence.** Owners shall control their pets so the pet will not reach any plantings.

Reason: Added to provide information about the dog park.