

Florida SKP Resort, Inc. BOARD MEETING, December 3, 2020

The meeting of the Board of Directors of the Florida SKP Resort, Inc., was held online via Google Meet on December 3, 2020. Board members present were Frank King, President; Ed Landry, Vice President; June Post, Secretary; Pat Dubuc, Treasurer; Diane Luppens, Assistant Treasurer; and Members-At-Large Bud Hodgkins and Stevan Little. There was a total of 31 members present at the meeting. Frank King called the meeting to order at 10:14 A.M.

UNFINISHED BUSINESS:

- Water isolation valves - Bud Hodgkins, on behalf of the Grounds Committee, reported that he is looking into the price of new valves and will be working with Ed Landry on this issue.
- Back gutter drains - These drains have been shortened and the removed extensions have been retained. The water flow from the roof will be monitored during rainstorms, according to Bud Hodgkins, and the extensions can be replaced if deemed necessary.
- Clubhouse electric panel evaluation- Denny Luppens reported that he is working with Bud Hodgkins on this issue. He has tried phoning the electrician, Albrights, but has not yet received a call back.
- Boondock/Overflow rental sites design- Bud reported that he is withdrawing his proposal for the development of the back-in sites until next year, but the Grounds Committee will do some preliminary work such as getting the Florida water association involved to start the design process needed for permits.
- Gutters and drains in front of the clubhouse- Pat Dubuc reported receiving a quote of \$1200 from a different company that can start work in January.
- Front office rearrangement – There was much discussion about whether the front office and the Fun ‘n Sun closet should exchange locations while those areas are emptied out for the replacement of moldy and moist drywall along the front walls. Denny Luppens agreed to develop a design proposal for the Board members to discuss and offer to the membership for their input.
- First Notice of Annual Meeting and the proposed budget – June Post reported that these items, as well as a Consent for Electronic Communications form, will be distributed via clubhouse mailboxes and USPS by December 4, 2020. This season’s Annual Meeting will be held online on February 22, 2021. We will need at least 5 candidates for an Election (to re-elect or to replace Frank, Pat, Bud, Steve, and Diane). Prospective candidates need to submit their commitment letter and brief bio to the Secretary by January 8th. Ballots (for election) and proxies (to establish a quorum) will be distributed in the annual packets in January.

NEW BUSINESS:

- Budget – Joe Belanger, chairman of the Finance Committee, reported that the proposed budget is ready. The projected maintenance fee will be \$1452, an increase of about 8%. The biggest issue is a reduction in rental revenue. A request for a contingency fund did not receive support.
MOTION - Ed Landry moved to include a line item in the budget without a specific sum stated, to be called a contingency or unassigned fund. The motion was seconded by Bud Hodgkins. Following extensive discussion, a poll of the Board members resulted in 2 in favor and 5 against the motion. Motion failed.
MOTION- Bud Hodgkins moved and Steve Little seconded a motion to accept the budget as proposed. There was 1 vote against and 6 in favor. Motion passed.
- Dumpster issue affecting the budget – Bud Hodgkins expressed concern because there are people bringing in trash from outside the park and putting it in the dumpsters and the trailer. Frank suggested that the 3 people thought to be involved need to be approached.
- Rental and cancellation fees – Pat Dubuc suggested raising the rental rates because our rates are low for RVers spending winter months in southern Florida. Our written policy on the website says that we do not give refunds for cancellations, but this season, because of Covid-19, we have been giving refunds. The park is being charged a credit card fee of 3.9% for each transaction, resulting in a net daily income of only \$18.42 from monthly renters. Margery Zeller, PR Chairman, offered to call area RV parks for rate comparisons.
Motion - Following discussion, Pat Dubuc moved and Frank King seconded the motion to hold back \$100 from every cancellation until April 30th. All seven Board members voted in favor. Motion passed.
- Coronavirus policy – Frank King proposed that we get the new CDC guidelines and post the information on the bulletin board.

Meeting adjourned 12:13P.M.

Respectfully submitted,
June Post, Secretary