

## FLORIDA SKP RESORT, BOARD MEETING, February 9, 2021, 10:00 A.M.

A meeting on February 9, 2021, of the Board of Directors of the Florida SKP Resort was called to order by the President, Frank King, at shortly after 10:00 A.M. Other board members present were Ed Landry, vice-president; June Post, secretary; Pat Dubuc, treasurer; Diane Luppens, assistant treasurer; and members-at-large Bud Hodgkins and Steve Little. The meeting was held online via Google Meet with approximately 40 resort members in attendance.

June Post read the minutes from the Board meeting of December 12, 2021. Steve Little moved to accept the minutes as read. The motion was seconded by Ed Landry and was passed by the Board.

Pat Dubuc reported that all accounts for January were reconciled and the treasurer's report is posted on the bulletin board. Frank King moved to accept the report, which was seconded by Steve Little. Passed.

### UNFINISHED BUSINESS:

Gutters were installed on the front of the clubhouse this week. A thank you was given to Bob Hunt who supervised the installation and the testing of the gutters. Mold and front office rearrangement – Ed Landry reported that the Building and Improvements Committee, headed by Bob Hunt, recently met and made a plan to remove the outside wall of the clubhouse, a couple of panels at a time, to inspect for mold and moisture and to make repairs as needed, inside and outside. The resignation of Dennis Luppens from the Building and Improvements Committee and from the Grounds Committee that was sent to all Board members was read by the Secretary. June Post also read Denny's replies to concerns and objections that had previously been raised about the rearrangement of the front office. At this time, no vote or decision has been made regarding this project, only a request for more research before submitting any proposal.

Water Isolation Valves – Bud Hodgkins reported that a company named Dirty Dave has agreed to replace the 2 underground valves out front for \$3095. There are 7 more of the underground valves throughout the park that should be replaced in the future, possibly 2 per year. For isolation to be possible, all 9 of the valves need to be replaced. Water will be off 5-8 hours while the current job is

completed. Bud will write up a proposal to submit to the Board. The Board will need to add to the budget to cover the replacement of funds to the reserves.

Evaluation of back gutters – Bud Hodgkins observed the back gutters during Sunday's rain and saw that both sets of double down spouts were dumping water in 2 spots. He plans to add elbows and divert water to 4 spots toward the hedge. During the summer's hard rains, the park attendant, Kevin Polter, and member, Kenny Breault, will monitor the back down spouts and can add the extensions if necessary.

Clubhouse electric panel evaluation – June Post read the evaluation by Palmer Electric provided by Dennis Luppens. Frank King reminded Board members that \$5000 was authorized to pay the electricians to determine the cause of fluctuations. There were several suggestions from members about finding the cause.

Boondock/overflow rental sites – Bud Hodgkins made a request for \$500 to have architectural designs made by Florida Rural Water Association – of which we are a member – for submission to Hardee County for obtaining permits. Another "contribution" of \$500 would be expected later. This would be the first step before submitting a proposal to members for the development of new rental sites in the boondock/overflow area. Following discussion, a motion was made by Ed Landry to fund Bud's proposal to begin the process with Florida Rural Water; seconded by Steve Little. Ed Landry amended his proposal to specify \$500, which was again seconded by Steve Little. The motion was passed by a majority vote of Board members.

#### NEW BUSINESS:

Election – June Post reported on plans for the election of 5 new Board members on February 22, 2021, headed by the Search/Election Committee. A list of members whose ballots have been received by February 20, will be posted on the Facebook Members Only page and will also be posted in the clubhouse. Any member whose name does not appear on that list should contact the secretary at [skpsecretary2219@gmail.com](mailto:skpsecretary2219@gmail.com) before 10 A.M. on February 22, 2021, to cast their votes. The election process can be viewed by members on Google Meet. Within 24 hours, the newly-elected Board will go into executive session to determine their offices. The Board may decide the committee positions at that time or later. The information of Board positions and committee lists will be posted in the clubhouse.

Summer park attendants – Steve Little moved that the Board hire Kevin and Julie Polter as park attendants for the summer of 2021. Pat Dubuc seconded the motion. Passed.

#### CORRESPONDENCE:

Don and Julie Wold, who have a lot letter from her father for Site H-11, are requesting a variance to leave their RV on the site while they return to NY for about 3 weeks to deal with financial issues related to Don's recent retirement. Steve Little made a motion as follows: "In reference to a requested variance for the use of Lot H-11, I move that a one-time variance be granted to allow the renters to depart the park for the 3 weeks requested. Further that their rig be allowed to stay on H-11 during their absence. Further, the first two weeks of that period would be "rent free" under Article II, Section 1, Paragraph D. The remaining period of their absence will be charged the full site rental rate just as if they were in residence. They will also pay any electric charges for the entire period". June Post seconded Steve Little's motion, which was passed by the Board.

Mark Basilius sent an email stating that they have been told by UPS that they do not have an address for the delivery of packages in the new PL lots. He would like to receive packages like other guests in the park who have street addresses for their sites. Marsha Hodgkins responded that she had contacted the 911 system to inquire about obtaining a street address for the former boondock area, but she was told that 911 will not issue an address for a transient area. Marsha proposed that the office staff should agree to accept packages for those 6 lots. That policy will need to be considered by the new Board.

#### OTHER DISCUSSIONS:

Pat Dubuc remarked that Fun 'n Sun recently voted to spend \$1200 and elected a new treasurer without following notification or proper member voting procedures.

Pat Dubuc also questioned why the Covid policy for 2020-21 was on the agenda. That policy has been posted. Marsha Hodgkins agreed to post CDC updates at the clubhouse and on the resort's Facebook page.

Frank King moved to adjourn. Pat Dubuc seconded the motion.

Respectfully submitted,  
June Post, Secretary