

BOARD MEETING, TUESDAY, APRIL 13, 2021

Board president, Ed Landry, opened the Board meeting of the Florida SKP Resort via Zoom at 10:00 A.M. on Tuesday, April 13, 2021. Board members present in the back office were Ed Landry; Steve Little, vice president; Dave Mayo, treasurer; Jane Lewis, assistant treasurer; June Post, secretary; and members at large, Skip Pratt and Skip LaPlante.

The minutes from the Board meeting of March 23, 2021, were read by the Secretary. Jane Lewis moved to accept the minutes as read; seconded by Dave Mayo and passed by the Board.

NEW BUSINESS:

Steve Little moved to hire Gene Keller and Lindy McDaniel as park attendants for the fall/winter season of 2021-22. Jane Lewis seconded the motion which passed unanimously.

The summer executive committee of Skip LaPlante, June Post, Dave Mayo, and Ed Landry was appointed for 2021. Dave Mayo moved to accept this committee; Jane Lewis seconded, and the motion was passed by the Board.

Skip LaPlante announced that renters in the PL (park owned) lots may have packages delivered to the office in the future. This will be packages only, not first class mail. This accommodation is being made because these lots do not have a street address for delivery.

Skip Pratt announced that the monthly rate for the overflow area will be the same as the daily rate which includes electricity.

Dave Mayo announced that the messaging service, Call Multiplier, will be renewed, and an email service, Constant Contact, will be implemented so that bulk emails can be sent to members individually.

Dave Mayo also announced that he is pleased with the skills of the new office manager, Ivy Knight.

Skip LaPlante informed members that the flagpole in front of the clubhouse that was struck by lightning this summer was further impacted by the latest wind storm, causing it to lean toward the clubhouse. Skip is looking into the possibility of replacing this pole with a 30-ft. telescoping flagpole that would require no ropes, as well as re-locating the flagpole into the green space.

OTHER BUSINESS:

Skip Pratt observed that the wi-fi antennas are grounded to cement and need to have grounding straps driven into the ground.

Paul Zeller asked several questions regarding old business:

At the February 9 Board meeting, Diane Luppens presented information about the electric panel in the clubhouse. Has this problem been followed up?

What progress has been made with mold abatement in the front wall of the clubhouse? Skip LaPlante replied that a 2-ft section of the length of the wall will be removed on a Sunday to remove, inspect, and possibly replace the insulation. The situation will be monitored during the summer's rainy season. During 2022, the Building and Maintenance Committee plans to remove the entire wall to the closet area, replace the 2x6's, and add windows.

Paul Zeller also asked about the status of the galvanized risers. Skip LaPlante said those risers have all been identified. Park attendant Kevin Polter will be hired on his days off to replace 5 or 6 risers at a time with the help of the Grounds Committee.

Regarding the replacement of mail boxes, that plan is on hold until next year's budget has been approved.

Skip LaPlante reported on the drainage problem in back of the clubhouse. The sump pump was found to not be working and has been replaced. The grade of the back soil needs to be redone.

Paul Zeller asked for an update on the roof repair and was told by Skip LaPlante that the roof has been repaired under warranty.

Dave Mayo and Steve Little reported on the discussion of reserve funds between the Finance Committee and the Board. It has been decided that there should be documentation of the need, how each reserve fund will be used, and the budgeted amount. Each reserve fund will be reassessed every 5 years.

Margery Zeller questioned how the email service will be processed. Dave Mayo replied that the members will be asked to provide their preferred email addresses.

Margery Zeller pointed out that the park's lawyer had recommended elimination of the published use of the term Co-op but that this term still appears in several places on our website. The Board recommended that Margery work with Ken Tarkin on this issue.

June Post moved to adjourn at 10:50 A.M. Seconded by Jane Lewis.

Respectfully submitted,
June Post, Secretary

