

BOARD OF DIRECTORS MEETING, DECEMBER 1, 2021

Ed Landry, President, opened a planning session to discuss the agenda with the Board of Directors of the Florida SKP Resort at the clubhouse at 9:05 A.M. on Wednesday, December 1, 2021. Additional officers present were Dave Mayo, treasurer; Jane Lewis, assistant treasurer; June Post, secretary; Skip Pratt and Skip LaPlante, members at large; and, via Zoom, Steve Little, vice president.

Ed Landry opened the official Board meeting at 9:15 A.M. with the Pledge of Allegiance. He then announced that the Board of Directors would meet for a few minutes in an executive session. The Board meeting resumed at 9:23 A.M., and Ed shared with members that Board member Steve Little is experiencing personal problems that have caused him to relinquish his position as vice-president. As a result, the Board, in Executive Session, chose Skip LaPlante to serve as vice-president until the annual meeting in February. Steve Little will remain on the Board as a member at large.

June Post read the Secretary's minutes from November 9, 2021. Jane Lewis moved to accept the minutes as read, which was seconded by Skip Pratt. Motion passed.

Treasurer, Dave Mayo, reported that he had met with accountant Kevin O'Leary, and they electronically filed an amended return for the 2020 tax year on November 30th with no tax due. The Resort had previously sent the IRS \$1800, of which the IRS returned about \$1600. A federal tax return for 2021 will be filed in mid-January. An amended return for year 2019 will be filed in the future, depending on the results of the recently-filed amended form for year 2020. The cost of hiring Kevin O'Leary of the Management Experts accounting firm in Avon Park was \$750, a discount of \$1000 from the quoted fee of \$1750. Additionally, the cost of hiring the labor and employment attorney, Michael Durham, this summer was \$1350, discounted by \$500 from \$1820.

OLD BUSINESS:

Electric panels – Palmer Electric has been contacted to come out to re-evaluate.

Galvanized risers – Skip LaPlante reported that he and Bud Hodgkins have identified 5 of the risers that have the most rust. They plan to purchase all of the supplies to make the repairs. Ed Landry and Skip Pratt commented that they prefer that the risers be replaced prior to any emergency situation, and Steve Little recommended shielding the new 1" risers with an additional 2" PVC pipe.

Updating Reserve funds – The Resort's budget needs an in-depth look at whether the current reserves are sufficient. Paul Zeller recommended that the Board appoint an ad hoc committee to study the reserves and to make recommendations.

Variance – On March 23, 2021, the Board of Directors passed a variant to waive the following Standing Rules: Article V, Section 9, Paragraphs A and B, as well as Article VI, Section 2, Paragraph U. The variance allows the 60-day limit on reservations to be suspended until the next annual meeting. The Standing Rules committee will meet this Friday and will be asked about recommending a proposal for members to vote on this issue at the annual meeting.

Development of RV sites in the overflow area – Bud Hodgkins, chairman of the Grounds Committee, reported that he recommends this project go forward because the current sites in the overflow area were developed incorrectly without permits from Hardee County. Bud has contacted Florida Rural Water about developing

plans to submit to the county for a variance and architectural drawings to get permits. Bud has been seeking quotes from contractors for putting in pedestals for water and electric for 6 RV sites. The estimated cost would be about \$75 per membership. A proposal on this issue probably won't be ready until the 2023 annual meeting.

NEW BUSINESS:

Membership Spokesperson – June Post reported that Joe Belanger, a previous member, had started the development of a form for each 2-person membership to designate 1 person to be the contact person/spokesperson. A decision on whether to pursue implementation of this idea was tabled for further investigation into whether this procedure is required by the Florida Administrative Code or Florida Statute 617.

Park-wide wi-fi – A discussion was held as to whether the membership wants to continue spending an additional \$4500-5000 per year to supply inadequate wi-fi service throughout the park or whether to stipulate that guests and members can access wi-fi by coming to the clubhouse. Dave Mayo reported that the park pays a total of about \$7000 annually to Comcast for wi-fi service. A show of hands indicated that about 2/3 or those attending the meeting pay for private wi-fi service and do not use the park's wi-fi system. Before any decision is made, Dave will contact a professional to come to the park and estimate the cost of bringing our wi-fi system up to par.

Ed Landry announced that he has a possible proposal for the By Laws committee to consider.

Contingency Fund – A discussion was held about whether a contingency fund should be funded in the new budget and whether there should be limits and definitions about its use first. June Post moved that the Board of Directors appoint an ad hoc committee to review and upgrade all of our reserves and consider funding a contingency fund in the budget for 2023. Ed amended the motion to add that there be a line item added to the budget along with a definition of its use and value as part of this process. Dave Mayo seconded the motion, which was passed by the board with one member dissenting.

Budget for 2022 – The proposed budget was provided to Board members by the Chairman of the Finance Committee, Pat Dubuc, who announced an increase of 5.2%. The maintenance fee for 2022 will be \$1530. The proposed budget will be sent out to all members on December 6, 2021, along with the "First Notice" of the annual meeting. The Board will meet again on December 20, 2021, to vote on the final budget for 2022.

Ed Landry moved to adjourn at 12:07 P.M. Seconded by Jane Lewis.

Respectfully submitted,
June Post, Secretary