

## Board Meeting, April 13, 2022

The meeting was held via Zoom and in person in Founder's Hall. Steve Little, President, and Denny Luppens, At-Large, were present via Zoom. Skip Pratt, Dave Mayo, Jane Lewis and Skip LaPlante were present in person. Pamela Knudsen was kind enough to sit in to take minutes until a new Board Secretary could be appointed. Minutes from the March Board meeting were handed out to Board members to read prior to this meeting. The minutes were amended to note that Denny Luppens voted NO to the Wifi and approved unanimously. No correspondence was read.

Dave Mayo gave a brief Treasurer's report. All info has gone to the CPA and when the tax returns are done, Dave will be able to finalize the end numbers. There is approximately \$194,000 in the main checking account. This is high because some members pay their maintenance fee in whole and some pay quarterly. When the taxes are complete, Dave would like to hold a Zoom financial meeting to give the figures.

The office WIFI network has been completed.

Steve thanked Pam Knudsen for stepping up to be a temporary secretary for this meeting. Steve announced that Vera Greene is being transferred back to Wauchula as of today. Members will be more easily able to visit her now. She has a long recovery still ahead.

President Steve Little called for an Executive Session to discuss approving contracts for Summer workampers as well as a second Fall/Winter workamper as well as determining the appointment of a new Secretary of the Board. Upon returning from Executive Session, Skip LaPlante made two motions on contracts for workampers. The first motion was to hire two workamper couples for a Shared Position. This means double the workforce for no extra cost to the Park. Each attendant will share the work and share the pay. It's a win-win situation for the Park. Phil and Ruddy Rubek and Dave and Robin Morrison will be working this summer. Skip Pratt seconded the motion; the motion was approved unanimously.

The second motion was made by Skip LaPlante to hire Jeff and Laura Walker as well as Dave and Robin Morrison for the Fall/Winter season park attendants. Skip gave excellent reviews for Jeff and Dave. The motion was seconded and a unanimous vote was given.

Steve announced three people approached the Board as replacements for the Board Secretary. Jane, Dave and Steve interviewed Laurie Milliard and Marsha Hodgkins. Bill Ewald withdrew his name due to the amount of time needed to fill this position. Skip Pratt made a statement that both women were highly qualified and strong candidates. The decision was a difficult one to make. Skip Pratt announced the Board, after much discussion, had selected Marsha Hodgkins to join the Board as Board Secretary. Jane Lewis made the motion and Skip LaPlante seconded the motion. Marsha agreed to accept the appointment which runs from this meeting until the Annual Meeting elections in 2023. A question from the Zoom audience asked if this was a unanimous vote of the Board. It was confirmed it was unanimous.

### **Old Business:**

WIFI: Dave Mayo stated updates for the Park-wide WIFI will be made in November. Due to the

challenge of getting supplies in a timely fashion, Mason cannot do the implementation until November/December. The Reservation PC is tied to the network and will be used for reservations throughout the year. We are fortunate to have Mason at a very reasonable cost.

Water Risers: Skip LaPlante stated it is an ongoing process and will notify the Park when we are ready to continue.

Palmer Electric: Denny Luppens stated that we are still four-five months out from getting Palmer to work here. We will continue to touch base with them and if we can't get them, we will have to look for someone else.

Overflow Sites: Bud Hodgkins reported that he is in touch with James Anderson. Mr. Anderson gave a quote of \$16,000 at today's prices. Bud will have the proposal prepared so we can have a vote at annual meeting. The price will increase by the time we have approval. He will be able to give us an updated price quickly and we will be able to move forward.

Drain behind the Clubhouse:

Bud stated he felt it was taken care of when we cut back the drains to end right under the hedges. Water is flowing but seems to be under control. Skip LaPlante got a quote to change the landscaping so we wouldn't need any piping. Skip felt it was too high and the problem seems to be resolved.

Mailbox Procurement:

Skip LaPlante stated we have the new mailboxes and just need to be installed.

Fence Around the Pond:

Fixing the fence around the pond was done for less than cost quoted due to the work that our people did in advance of their workmen arriving. \$490 was saved by this advance work which saved the company some time completing the fence repair.

Roadwork:

Dave Mayo stated that reserve funds were approved at the last meeting to fix the roads, patching to be done late this month or early next month. They will patch three places that are bad and reseal the entire park.

Steve stated it looks like we are slowly and surely getting things in order.

**New Business:**

2022-2023 Meeting Dates: We have decided to set Nov. 16 for the first Board meeting. the remaining meetings will be set up at that time. The Annual Meeting will be held February 20, 2023.

Steve Little congratulated Margery Zeller on an outstanding job extending the service we use for Emergency Notifications. It is in place and will continue while saving us money. The texting system was close to \$500/year and with Margery's input it is significantly.

#### Approval of Funds for Kitchen Refrigerator Replacement:

This is for the home-style refrigerator used for ice cream and drinks by the back door. Fun 'n' Sun has approved \$1200.00 for this. Ted Wallin has requested we buy a Whirlpool as he can get parts for it. He also recommends not getting an icemaker. Fun 'n' Sun approves some money each year to fund the Kitchen Reserves and the money will come out of Park Kitchen Reserve Fund.

Jane Lewis stated she has a problem with removing money from the Kitchen Reserves when Fun 'n' Sun has so much money in their Treasury. Skip Pratt feels an icemaker should be included. Ted stated they don't last long enough to make it worth the work necessary to keep it working and often the ice gets "old" and leaves a bad taste. He stated it would be cheaper in the long run to buy ice.

The Kitchen Reserves has about \$6000. Marsha Hodgkins agreed with Jane about using Fun 'n' Sun funds because we have a more expensive industrial refrigerator that is older and it could need to be replaced before too many years. Steve asked Ted for clarification that the \$6000 would be enough to take care of any other kitchen needs. Dave stated the Ad Hoc Committee is looking into the Kitchen Reserve and the analysis hasn't been completed yet. Jane stated three years ago the Industrial refrigerator priced out about \$5500. Jane talked them into babying it along. It does give occasional trouble and we couldn't do dinners without that refrigerator. That refrigerator will need to be replaced eventually and it is a big expense.

The Fun 'n' Sun has about \$18,000 and Cathy Landry said it is okay with her if they pay for the refrigerator as Fun 'n' Sun use the kitchen as well. A suggestion was made to have Fun 'n' Sun pay for the new refrigerator. As there are no meetings again until the first Monday in November, it was decided to use the "free food" refrigerator in the Hall this summer and buy a new refrigerator in the Fall after Fun 'n' Sun can hold another meeting where all the members can vote. It was agreed to move the 'free food' refrigerator to the kitchen and label shelves so that kitchen-marked foods will be left alone.

#### **Other Discussion:**

Bud Hodgkins spoke about the necessary removal of broken concrete down by the fence area. He suggests the Park does not need to be the repository for all that concrete. It was necessary to spend two days and move 12 tons of broken concrete away from the fence. He recommends that when removing large amount of concrete such as when replacing a driveway, the removal of the concrete could be included in the Contractor's job. Bob Hunt, chair of Zoning, plans to incorporate that into the zoning regulations in the form of a proposal to the Standing Rules next year.

Steve made a comment about the speedy movement of the Planning Committee for coming up with ten topics that the Park can focus on making improvements. The bulk of the work does remain to be done by Committees and members to determine which ideas are ones we want to follow up with and work out the fine details. Determining which ideas are good ideas or bad ideas, and which should be worked one, is up to the committees and members. It is not the Board's responsibility nor the Planning Committee's responsibility. It will require coordination of Chairs and members so that we will have good information and will be prepared to vote at annual meeting when proposals may be made. Thanks was given to the Planning Committee and especially Norm the Elder for his extensive work.

Skip Pratt announced he has 13 member-owned rental sites for January. With the park-owned sites, it would be 25 for January. The number of rental sites is diminishing every year. Skip plans to take reservations on Monday, April 18, over the phone and at the window on first-come, first-serve basis. Dave Mayo mentioned the number of member sites available for rentals. Last year, 2020 excluding park owned and overflow, we had 32 members in the rental pool. 26 received the full \$599 1099 form.

In 2021, only 25 were in the pool and only 14 reached the full \$599. Marsha stated that 2020 and 2021 were odd years due to Covid and can't be used for data research and make good business decisions.

Skip will be asking Constant Contact to put out a notice that we could use more rental sites and perhaps build the availability. Steve thanked Skip for his dedication to the rental program.

Steve closed the meeting by thanking the Board, the members who volunteer and those who act on Committees. Skip LaPlante motioned to close the meeting, Dave Mayo seconded and the Board voted to close the meeting.

Respectfully submitted,

Marsha Hodgkins

Secretary