

# Board of Directors Meeting

November 16, 2022

The November Board of Directors meeting came to order at 9 a.m. with the full Board present. Bud Hodgkins managed and recorded the ZOOM portion of the meeting.

The April 13, 2022 minutes were read and approved. There was no correspondence. President Steve Little gave thanks to Bud Hodgkins, Danny Lindstrom and Skip Pratt as well as park attendant, Dave Morrison, for all their efforts during the hurricane. He thanked everyone for their efforts helping their neighbors with clean-up after the hurricane and stated he was amazed how beautiful the Park looked when he and Diane arrived this week.

Dave Mayo gave the Treasurer's Report and began by announcing the financial reports through October 22, 2022 are posted on the back wall. A park-wide financial update will be held December 6 with Kevin O'Leary, our tax CPA, present to explain the Park taxes and answer any questions the Park membership may have. Jane and Dave will be talking about the controls in place to safeguard the Resort. Dave announced the Ad Hoc Committee will be meeting on November 28 to present their work and results.

## **Old Business**

**WIFI:** Norm Milliard III gave a report on Wifi. There are serious delays in getting the equipment needed. 2/3 of the park has WIFI. The South end does not. The main and second tower need to be rebuilt and will cost 3-5 times what they used to and are very difficult to find. Our thanks to Norm III for his efforts.

**Front Office Electric:** The front office electric was fixed in May. Highland Electric came in, quoted and quickly repaired the problem. His bid was \$200 lower than Palmer Electric.

**Roads:** The roads were repaired in May. Paul Zeller reported the contractor feels our roads are in very good condition for 30-year-old roads.

**Mailboxes:** Mailboxes were installed to replace the older ones where people had to share.

**Storage Shed:** Bud has proposed purchase of a replacement shed for the old damaged storage shed down in the back of the maintenance area. It has a rotten floor and also part of the roof was torn off. It was nailed back down but has holes so we cannot put certain things in there even if we had room.

The replacement shed was quoted at \$7440.00. It will be the same brand (Lark), 12'x20' with a 60" door, one window and two light fixtures. It has no outlets. It will be purchased locally. This price includes the costs of permits, tax, and delivery. It would be paid for out of Reserves called Outbuildings.

Jane made a motion to purchase a new shed, to replace the old storage shed at a cost not to exceed \$7444.00. Marsha seconded the motion. Jane then amended the motion "not to exceed \$8000.00." Marsha seconded it.

Skip Pratt made the motion to purchase the NFPA cabinet with a \$2500 limit. Dave Mayo seconded and the vote was unanimous.

### **New Business:**

#### **Park Attendants for Summer 2023 and Winter 2023/2024:**

We need to renew Workamper News. We also need a committee to research through Workamper News and make recommendations to the Board. Steve will follow up with Cindy Henderson.

**Board Meetings:** December 14<sup>th</sup>, 9 a.m.; January 11, 9 a.m. (Skip Pratt will run the meeting as Steve will be away.) February 8, 9 a.m. It was suggested that we hold the Town Meeting following the Board meeting on the 8<sup>th</sup> so that members can get information from the Town Meeting, vote, and get their votes back to the Resort in time for their vote to count. It was decided to combine the Board Meeting and the Town Meeting the same day, February 8<sup>th</sup>. Margaret McIntyre

urges the Board to make sure that reminders of the Town Meeting reach everyone with plenty of notice.

Annual Meeting is February 20 at 9 a.m. March Board will be March 8 and April Board will be April 12.

Dave stated he will also be holding a Financial meeting during February.

### **Chairs for Two Committees**

Rick DeCiero agreed to chair the Equipment Committee replacing Dick Pearce.

Dave Ed announced the Appraisal Committee is in need of more members; a Chair and Vice Chair are needed. It was suggested the Appraisal Committee hold a meeting to which anyone interested can go to learn what the Committee does, how it is done and what the job of being a Chair/CoChair would entail.

### **By-Laws**

Margaret McIntyre thanked all the members of the By-Laws Committee for their continued work throughout the summer. All members are invited to attend By-Laws meetings. On November 30 an education session will be held to explain the changes they have made.

### **Covid Policy:**

Jane Lewis pointed out that we have two policies, one for Members/Guests as well as one for Employees. Jane recommends we continue the Employee policy to require a Covid test if they are exposed to Covid or feeling ill as well as quarantine the recommended time. Skip Pratt suggests we do away with the Members/Guests policy. A vote was taken with 6 for, 1 against. The vote to keep the Employee policy in effect stands and we will request Members/Guests adhere to the CBC guidelines.

### **Faxing Service:**

We have a dedicated faxing service in the Office that costs us \$25/month. We get about \$1-\$3 in income from faxing. Marsha motioned we end the fax service. Dave Mayo seconded. The vote was unanimous.

### **Winter Pool Repair**

Denny spoke to the concern over the summer that the Pool appeared to be leaking. Denny has been doing a “bucket test” and he is certain the pool is not leaking.

### **Reservations**

Skip Pratt states that we are full for the winter.

### **Concrete Removal**

Bob Hunt will work with Standing Rules on Zoning regarding removing broken concrete. He will report at a later date.

### **Golf Cart Security**

Steve will be working on golf cart security. The question is what measures should be taken to prevent losing more golf carts. We are currently locking up the Park-owned golf carts.

### **Compliance**

Skip Pratt brought up the issue of vehicles in Storage that are not registered or insured per Florida state laws. It was also pointed out that we have sheds and RVs that need to be cleaned and they are not being attended to. These compliance issues need to be addressed. Southwest ProWash is available.

Bob Clark indicates the Storage Committee is addressing the registration/insurance issue and it will have a meeting Friday morning to address this. Also, please have anyone looking for storage go to the Storage Committee to determine what's available.

Compliance issues on these items. Margaret McIntyre feels consequences need to be developed.

Ken Bollin requested that the Board come up with a space that Storage can use for overflow. Altering green spaces requires 2/3 majority Steve Little thanked Skip LaPlante for all the work he did during the summer.

Dave Mayo made a motion to adjourn the meeting. Skip LaPlante seconded to adjourn the meeting.

An executive session followed the Board meeting.

Respectfully submitted,

Marsha Hodgkins

Secretary