

Board Meeting Minutes January 11, 2023

9:00 a.m. Attending Members: Skip Pratt, Vice President presiding today; Marsha Hodgkins, secretary; Jane Lewis, Assistant Treasurer; Dave Mayo, Treasurer; Skip LaPlante, Member-at-Large; Denny Luppins, Member-at-Large (via Zoom) Absent: Stevan Little, President

Pledge of Allegiance

Quorum met.

Secretary's Report (minutes of last meeting was accepted with one correction; the summer rate for FHU is \$35 with electric included) Jane motioned to accept the minutes as read with the one correction; Skip LaPlante seconded the motion.

Treasurer's Report accepted. Dave Mayo reported he is closing out the year finances and will be holding a Financial Update once this is done, in early February. We have about \$134,000 in operating cash and \$260,000 in Reserves and total assets about \$11,000 (pre-closing levels). We will reconcile accounts and check the accounts are clean.

Old Business:

Update on Moving CDs – Treasurer Dave Mayo stated that the planned CD moves changed somewhat from what was announced last month. Better interest rates and the ability to have monies nearby in case we need to access it drove the change to move as most of the monies are Reserve funds. Increase 12-month CD at BMO Harris Bank at 4.5%. We will put \$100,000 in a money market account with a interest rate of 1.3%. Ann Castle asked why we were not getting a higher interest rate as she knows Navy Fed. Credit Union is above 5%. The Treasurer explained when we start using the Reserve monies, we will need some of it. We will re-evaluate it every several months remembering that CD lock our money up and money markets allow us access to it without penalty.

Laundry Update, Ted Wallin

The washer and dryer are installed and operating. Currently hooking up the old dryer to use for pet supplies. The washer will need work and then we will hook it up. They will be clearly labeled PETS. A big thanks to Ted for upgrading the laundry.

Trailer Purchase

This purchase is complete and will be registered very soon.

Storage Shed Update

Completely set up and already being used with plenty of space. Ken Bollin was able to sell the "flammables" shed for \$400. The other shed was taken apart by volunteers and then taken to the dump at a cost of approximately \$75.

Bug Doctor Update

Skip said two people have agreed to pay for green spaces adjoining their lots sprayed. Rental lots are going to be sprayed and many people have signed up for spraying at that time.

New Business

Bug Doctor in the Clubhouse

Bug Dr is going to do a more thorough job than has been done before, in the ceilings and behind the walls, etc. Jane makes a motion to use the Bug Dr vs. Cox for the clubhouse and the sheds for termite inspection. Bug Dr. guarantees and will take care of the insect hotels. They will spray from the gravel to the shrubbery in the back where the drying lines are behind the laundry. We are going to be getting much more for our money with Bug Dr. Dave Mayo seconded the motion.

Question was raised by Lanette whether we had paid Cox for this year. Answer is no, he has not worked here this year. Ed Landry asked if termite spraying in the clubhouse was included. Skip Pratt asked if we want them to spray. Jane said we never had termite spraying with Cox as he sprayed inside. Bug Dr will be spraying outside. Termites are an ant, Skip Pratt stated. Bill Oates asked what the shed cost at sale time? Jane stated it would be the same as Cox, \$50 each. Unanimously voted to use Bug Dr.

Park Attendants

Cindy and Diane are setting up an ad for summer attendants and are looking at ads in Workamper News for people who are willing to work in Florida. There aren't too many interested in Florida summer work.

Metal Covers for Attic Vents – Skip LaPlante

We experienced much rain in the North and South areas through the vents during the hurricane. Kitchen, bathrooms and some laundry room tiles were replaced. These metal covers would shield the vents from rains on a permanent basis. Miller AC was the only company that does it. We have about \$2500. to spend on this. We will be looking at making these covers ourselves. We will hear more about this at the next meeting.

Clubhouse Windows - Denny Luppens

Gave a bid of \$14,400 for installation. There is a bid for \$9500. for doing it ourselves but Denny doesn't recommend this. There is money in reserves for this but it was presented as being done over three years. Denny got a bid but didn't know if we were having leaking, dry wall issues etc. and if we don't have that, maybe we don't have to do that. He states the cost will much higher in three years. Do we have enough now? Bud says the purpose is for energy efficiency with a payback taking about ten years. The front office gets very hot; the side and front especially get hot. Thermal pane, double pane windows are being looked at. Leaks were before work was done on the back several years ago; no rain came in through the windows during the hurricane. Paul Zeller recommends low-e glass if we are doing this for heat. Ken Bollin says ceramic film is working well for him. Janet suggests we do front this year

and back another year. We'll need separate prices for just front. Denny will call and ask but suspects price per window will be higher. He recommends doing them all at once if we have the funds. Frank questions if the Building Cmte is involved. Ed Landry and Bob Hunt, on the Bldg Committee, did initially work on the project of replacing the walls, etc. Denny is the liaison and will get them involved again. Dave recommends tabling this until next meeting when he can give us the data we need to make a sound decision. Janet Gibson wonders if homeowners wanted windows done maybe it would help the cost.

Candidates:

Five individuals put in their names for consideration for positions on the Board. All the current Board members whose terms are up, as well as Laurie Milliard who was considered for the appointment of the replacement for a Board member who resigned last year. We are happy to have choice for the election.

Tiny Houses

We have had one individual request for a tiny house owner to make a reservation and also is interested in getting on the waitlist. Skip Pratt has been looking into it and found a little bit about it. A tiny house is governed by various regulations, some places no less than 350 sq feet and no more than 750 sq feet. Some counties require they be on a foundation. Tiny houses are built on a trailer frame with wheels and often built with wood. They are usually built as a destination trailer; mostly self-built but there are companies producing them. Some will have the RVIA sticker meaning they were built to RV standards; some will not. Our job is to determine if we want to allow tiny houses in our park. Ed Landry stated the Zoning standards (1-7) and also the Florida laws don't mention them. Mike Milliard stated that we need to examine many features about tiny homes before we take the stand to keep tiny homes out. Tom Bill said Hardee County has not made any decisions about tiny homes. He feels we need to take a position on tiny homes. One definition says they should be built to NHTSA standards. We could put a requirement of RVIA or HUD standards. The Ranch in NM restricts they must be self-contained with a black and gray. We are looking for input from all of you as to your wishes about our park. The straw poll showed about 2/3 of the attending members do not want them here as a permanent fixture. A recommendation was made to form an Ad Hoc Committee to research this and present to our membership information so we can determine what a tiny house is, should we accept them and make a recommendation. Ed Landry, Mike Milliard, Lanette Breault, Ann Castle and Laurie Milliard volunteered to serve on the committee.

Reservations – Jane Lewis

Jane made a motion to put the reservations back in the hand of the Office Manager. Marsha Hodgkins seconded this motion.

At the planning session Jane told the Board that she'd like the Reservations to go back into the hands of the Office Manager. During the turmoil when we had a turnover of four office managers, we needed a Board member to step in and we thank Skip Pratt for doing that as well as Steve Little. Jane would like Trinity to do her job and feels she is qualified after a year of doing them. Denny stated he feels there is no need for a liaison as Trinity, using it daily, knows more than anyone else about the RV program.

If Trinity is not in the office, the park attendants will allow people to come into overflow but will not make reservations in the system. They leave information for Trinity to return calls to people when she returns. The Office Manager reports to a Board Member, currently Assistant Treasurer. Reservations have always been managed by the Office Manager except for the interim when we had four changes in Office Manager. It's time to give the job back to the Office Manager since Trinity has shown she is capable to handle this. With the Board changing yearly, the Board needs to move away from responsibilities in the Office so it can be consistent. The Board voted 5-1 to give this back to the Office Manager.

Short-Term Reservation Cancellation Policy

In the course of daily work last week, a guest decided to leave four days early. Two Board members were called in to help determine what action needed to be taken and we realized there is no short-term reservation cancellation. What we currently have is aimed at long-term reservations and we need a policy written down so all guests get the same treatment.

Marsha Hodgkins read aloud research from area RV parks and also the Escapees Rainbow Parks, many of which do not refund any monies. We need to clarify the action we will take so it is done consistently. It is important to do the same for any cancellation, not make exceptions for some and not for others. It was determined that Board will discuss this at the next planning workshop and make up a policy.

Jane made a motion to adjourn the meeting; Dave Mayo seconded. The Board Meeting ended at 11:40 a.m.

Respectfully,

Marsha Hodgkins

Secretary, Board of Directors