

Board of Directors Meeting

March 8, 2023

President opened the Board Meeting with the Pledge of Allegiance. All directors were present for a quorum.

Old Business:

1. Metal Covers for the Vents – Skip LaPlante \$2400. was discussed previously. This discussion will be continued at the April meeting.
2. Clubhouse Windows- Denny Luppens Discussion held on whether windows are needed more than the bathroom upgrade. A vote was taken to do the bathrooms over the summer, and the windows in the Office. Skip Pratt motioned to do the entire bathrooms by borrowing from the Reserves. Jane Lewis seconded the motion and stated that she had gotten someone to oversee the project if the motion passes. Denny got proposals from Wall's Construction and another. Skip changed his motion to update the entire bathroom not to exceed the cost of \$35,000. This motion passed unanimously.
3. Office Windows – Jane said we have \$25,000 in the Clubhouse Reserve currently. Skip Pratt made a motion to replace all the Clubhouse windows at a cost not to exceed to \$15,000. Jane seconded the motion. Bud Hodgkins will supervise this project if it is done this summer. Jane has information about a rebate from the State of Florida on windows. This motion was passed unanimously.
4. Tiny House Ad Hoc Committee shared they had met once and were studying the definition of “tiny house” and worked on narrowing the scope to study only tiny houses/park models on wheels. They are studying the standards for RV (RVIA), park models (ANSI under 400 SQ feet and HUD for under 500 SQ feet).
5. Hiring Winter and Summer Park Attendants – Denny Luppens, Cindy Henderson. We have a couple in CA interested for summer. It's expensive to drive here. What can we do to bring him here? Discussion on payment for summer and winter attendants. Discussion of actively searching through Workamper News, not just waiting for ad responses. The Board is going into Executive Session to discuss employee rates and extras.
6. Approval of January/February Board Minutes – Jane Lewis makes motion to not read the minutes since they have been posted in various places for the past two months, and they are also in the Library. The motion passed unanimously.
7. Update on Water Risers – Bud Hodgkins We have 40-45 galvanized risers to replace eventually. Four or five risers were done out of necessity from damages caused by being hit by vehicles. Discussion of isolation valves, risers, water shut-downs. Should we be consider replacing 11 isolation valves? These are 30 years old, cast-iron, rusted and very fragile. New pieces need to be welded in. Three years ago there was a bid of \$30,000 to do just TWO valves near the water plant. \$15-20,000 per valve for the rest.

New Business

1. Shed Clean-outs Jane Lewis Some members cannot clean out their sheds when they turn in their shed. Jane has made up a shed clean-out form for the terminating members to sign indicating what will be done with their shed. Discussions followed and it was determined no Board was needed.
 2. Insurance Liability Tom Bill and Mark Norton are our Insurance Committee. They are spending time learning about the five different policies in our Park. They are establishing a database regarding billing and also liability exposure. Emergency and Safety Committee has asked to work with Insurance Committee on sign-outs, liability etc. Costs have increased on insurance policies.
 3. Proxy Letter from Ron Wsalek Ron sent all Board members a package with the proxy used at our Annual Meeting. He has requested we send it to our attorney for his decision, in writing, if it is legal, etc. Board has asked Search & Election to work toward a simpler, easy proxy and whatever else is determined to be used. Once we have this, we can then turn to the lawyer.
 4. Summer Operations Executive Committee - Members request we post this list.
 5. Summer Action Form - Safety/Emergency has a form to send out. Marsha will work with them to get it out in early April. We need a headcount of those in the park and also so Diane Beatty & Margery Zeller can send emergency summer notices.
 6. Assessment for "Overflow" Project – Treasury wants to know when to assess the \$159 that was voted on at the Annual Meeting. Bud Hodgkins, Project Manager, says it should not be charged until the project is done.
 7. Proposal Format/Template – Board Secretary has worked with Paul Zeller to create something that anyone wanting to write a proposal can use to make a more uniform look to the packet and create proposals that don't have to go back and forth between committees to get them written well. The Board Secretary is also asking that all proposals in the coming year be sent via email using a pdf format to make the work of compiling packets easier. Board will read this and vote in April to approve it.
- The Board went into Executive Session to vote on changes to the Park Attendants compensation.

Meeting was adjourned.