

## Board of Directors Meeting Clubhouse April 12, 2023 9 a.m.

All Board Members present with Dave Mayo joining via Zoom.

President Steve Little began the meeting with a huge thank you to all members and guests who worked together to make this a wonderful year. Included in this thanks with special mention were our Office Manager, Trinity, Tomassa, our groundskeeper and our two wonderful park attendant couples.

The Secretary's minutes of the March meeting were approved unanimously by the Board with a motion by Skip Pratt.

Dave Mayo reported he had held a 90-minute Financial Update meeting in March. \$32,000 will be put in Reserves, monies received in the sale of lots since January. These monies will be allocated to the individual Reserves in November.

Denny Luppens reported that the windows project is on target. They should arrive in the next three weeks and the contractor will come the very next day to install them. Bud Hodgkins will be supervising this project.

Denny Luppens also reported it has been difficult to get momentum on the bathroom renovation project. The contractors are supposed to have the new proposal to us within the hour. Question was raised as to what happens if the monies come in over the \$35,000 we planned. Jane and Dave Mayo stated there is actually \$40,000 available in the Ad Hoc Committee recommendations. Dave Mayo made motion to modify the Bathroom Project funds not to exceed \$40,000. as recommended by the Ad Hoc Committee. This motion was passed unanimously. Denny also said it is possible for us to do it in phases if the project exceeds our approved monies.

Skip LaPlante reported that the Vents Project for the north and south sides of the Clubhouse has been completed along with the addition of a safety screening on the attic fan. It cost \$1200. which was within our approved budget for this project.

Laurie Milliard, the new Chair of Search and Elections, reported the committee has met weekly since Annual Meeting and has made progress on creating a simplified method of voting for next year's Annual Meeting. Work will continue when the committee reconvenes in November. The committee will forward their work to the Board. Laurie also stated that there will be four openings for next year's Board of Director and urges the community to consider running. The Planning Committee has put out a suggestion of items that could be improved. They recommend By-Laws, the Board of Directors, Standing Rules and Search/Election work together to improve the Annual Meeting process.

The Summer Executive Committee will be Marsha Hodgkins, Denny Luppens, Jane Lewis and Steve Lewis. Should there be any issues when no one from this committee is physically in the Park, Trinity should be notified and she will follow up. With cooperation, the Park will be in good stead and things will run well just as they have other summers. Dave Laurs will be our Summer Park Attendant. Coming from California, he will be here May 10. Jeff, our Park Attendant, will be staying until May 15<sup>th</sup> to train him.

We also have the two winter attendants hired and will be here in October. Thank you to Cindy Henderson, Diane Luppens and Denny Luppens for coordinating this search for park attendants.

Paul Zeller and Marsha Hodgkins have worked to put together guidelines to make the proposal-writing process more standardized. Marsha added that it is the hope that these guidelines will help those writing a proposal for the first time as well as others. We are looking for a more professional, easy-to-read look to our packet and if everyone uses this guide as a starting point, that should happen. Dave asked if the Annual Packet could be sent electronically. Marsha stated that this is the beginning of a process toward that end when members can choose paper or electronically. It may happen as early as this next Annual Meeting. Paper packets will be available even if we go electronically. Jane Lewis made a motion and the Board voted unanimously to accept the guidelines so they will be added to our website under the Members Only tab.

Mike Milliard reported on the Tiny House Committee. The committee recommends some changes that were given to the Board members and will be attached to these minutes. They added some appearance guidelines, along with the Zoning Committee, to allow us to accept only the RVs that will fit into our aesthetics and standards.

A reminder was given to get your mail-forwarding changed to your home address. Trinity, in an effort to streamline office issues, has had larger boxes added to the mailroom. These will be used to put some packages in to allow members to get their packages at any time. Medicine will be a priority for the larger mailboxes. There is a process for doing this which will be made clear should you be one with a package placed there.

Dave Mayo has requested the Board vote to add a third bank for use of Resort funds. We will move funds out of Wauchula to a bank that has insurance guaranteeing up to \$750,000. Skip LaPlante made the motion and it was passed unanimously.

The Board of Directors meeting schedule has been set. It will be as follows: Nov. 15, December 20, Jan. 10, February 14, March 13, April 10. February, as always, will be a busy month. Town Meeting will be held Thursday, Feb. 8<sup>th</sup> to meet the candidates, Board meeting on February 14, and the Annual Meeting will be Monday, February 19.

Jane Lewis made a motion to create a non-binding change to the rental pool "revert" from \$599 to \$625. This change would require a Standing Rule proposal. It will not require an IRS 1099 tax form as it is applied to the maintenance fee; essentially the guest is paying part of the maintenance fee for the lot holder. The proposal would be in the Annual Meeting packet and if passes, can be done in 2024.

Jane Lewis requests a change to the Boondock rule of 7 days. There was much discussion but it comes down to our Standing Rules state Boondocking guests may stay 7 nights then have to move. Suggestion was made to re-instate the "first-in, first-out" rule as we used to do in times past.

Discussion on boondocking identification and location was held. We need to identify a Boondock area. Renaming has been requested to eliminate the word "overflow". PL East has been suggested for those sites we are upgrading. We would have PL West and PL East with different pricing based on the hookups available. It was commented that adding boondocking will encroach on our green spaces especially if we are putting people up front. We have a finite number of boondock sites and we may need to turn away people. No specific decision was reached.

Maintenance of the dump station area has been taken care of by Julie Stolwitz and the work of volunteers. Since her demise, it is necessary to determine how it will be maintained now. Paul Zeller suggests we continue to use volunteers under the guise of the Landscape Committee. Thank you to Paul for this suggestion and the continued maintenance of our grounds by park attendants and volunteers.

Zoom has been suggested to allow all committee members to attend meetings. Jane and Dave have worked with Trinity to set up meetings for committees. It is important that every member feel they have ability to participate in the committees they've chosen. It is available now. The committee has to set it up in advance; only one Zoom meeting at a time. There will be a 3-hr limit. Marsha recommends after one or two months we re-evaluate how it is impacting Trinity's workload. This is a pilot program and can be changed. Steve relayed that it is a matter of policy we provide ways for committee members to participate in meeting.

An annual calendar has been used in the past in the Resort and any committee can add recurring events that take place. We will be starting this again. It should protect important events that need to be done to keep our Park running smoothly regardless of changes in committee chairs, Board members, etc.

AED – Brian Estee, chair of the Safety/Emergency Committee, asked the Park to purchase the Physio-Control AED. Jane motioned that we purchase the Physio-Control AED at \$2600.00. and assured the Board that with the cash rewards from the credit card and money from the contingency funds, we can cover the cost of this machine. The Board voted unanimously and Jane will purchase it today. We are assured it will be shipped within 48 hours.

Marsha made a motion that the Board begin a new Reserve to fund Emergency Medical Equipment in the 2024 budget. The Board voted unanimously to begin this new Reserve.

Steve Little adjourned the meeting at approximately 11:30 a.m.

Respectfully submitted,

Marsha Hodgkins

Board Secretary