

# Board of Directors Meeting Minutes

November 15, 2023

Present were Stevan Little (Zoom), Skip Pratt, Skip LaPlante, Dave Mayo, Jane Lewis, Marsha Hodgkins

Absent: Denny Luppens Skip LaPlante left at 11:00 and was not present to vote the final two items on the agenda.

President Stevan Little started the meeting by thanking Paul Zeller, Bud Hodgkins, Marsha Hodgkins, Diane and Denny Luppens for their work in keeping things going this summer.

The minutes of the April 12, 2023 Board meeting were read by Marsha Hodgkins. The minutes were unanimously accepted with clarification as follows. Dave Mayo made the clarification in the minutes that the third bank we will be using will have only \$250,000 of insurance in it. The Resort total is \$750, 000.

Dave May gave a short financial report. They will be giving another financial presentation in mid-December or early January. Currently the Resort has \$601,000 in cash and equivalents. \$342,000 in Crews, BMO Harris \$259,000.

Denny reported the Windows Project is complete. There is one window that needs replacement and the company has been contacted and has ordered a replacement.

The Bathroom Project continues to be difficult. Denny has been working with three contractors and we still have no contract. The men's room shower is unusable and the second one is not great. Hash gave a quote to replace sinks and shower stalls. No toilets, dividers will be included. Skip Pratt will supervise while Denny is away. A motion was made to accept Hash's quote and Skip Pratt will call Hash. We have approved the amount required for this at a previous meeting.

The pool repair is currently underway. Thank you, Denny, for keeping on top of this.

Rental Pool Limit Proposal by Jane Lewis. A copy of the proposal is included. The Board voted to endorse Jane's proposal to send this to the Annual Meeting.

Ed Landry spoke for the Tiny House Committee. The Committee's report is included. The committee will propose that we require a HUD or RVIA registration. This report should be reviewed and discussed by the Board members, and Tiny House Committee to prepare this for a proposal in the Annual Meeting packet.

Discussion was held on the length of time guests are allowed to stay in the Bookdock area. Jane mentions the people intend to stay longer than 7 nights. She would like to be allowed to continue the same as last year, 7 days boondocking then another site, until Standing Rules can come up with a revised Boondocking Rule for the following year. Marsha made the motion, Skip LaPlante seconded then Jane stated she'd rather keep the process as it was until Standing Rules make a firm decision on how to operate Boondock. Motion failed, 2-4. The current process will continue until a change is made in the Standing Rules.

## New Business

It is recommended we use Pugh 5 days a week for inspections and testings as we have been doing over the summer, eliminating the use of untrained Park Attendants. It is in the best interest of the Park to have professionals handle these. The Board voted unanimously to have Pugh continue as they are doing.

Membership passed the \$4000 revaluation last year. We have 20-23 Reserves. The Treasurer reported we are now putting another line item as a holding account for the revaluations coming in. The Reserve Asset is all our CDs and Money Markets set aside for Reserve money. As we collect the Reserves, it will be put into the Holding Allocation until it is determined by the Budget Committee what the cost today is for those Reserves and reevaluate. They determine what the total Reserves Account is for each Reserve and what needs to be allocated proportionately for each Reserve based on what each requires.

Our Insurance Committee is looking into Crime Insurance to cover our Treasurer and Assistant Treasurer in order to protect the Park funds. The company does not want to insure owners, which our Treasurer and Assistant Treasurer are, as members of the Resort. The question was raised about them being bonded. Tom Bill will look into this but feels we'd be better off getting a \$1 million crime insurance for these two positions.

The Office Mail system will be changing. Rather than sort mail based on the member name, it will be sorted based on the street address. This should be almost seamless to members, but changes the actions of the mail sorters.

Skip presented the idea of visitors being able to leave their RV in a rental space unattended for up to 15 days. Currently the Standing Rule prohibits visitors from being absent more than 7 days during their rental period. Skip proposed a waiver to our Standing Rule which prohibits a visitor being absent for 7 days to read "A visitor may be absent for up to 15 days if they are on a *park-owned* lot. This is based on its availability as determined by the Front Office. Dave Mayo seconded the motion. The motion passed unanimously. This will be a trial motion for 2023-2024 and a proposal will be written up for the 2024-2025 Annual Meeting.

There was discussion about Constant Contact. It was determined we will keep it as it is; going out to members only. It is labor-intensive for those putting out the CC notices to add/subtract names every time there is a change of guests in the Park. Members should make an effort to tell their neighbors, who could be guests or those not using computers, about any notices that they receive via Constant Contact.

The meeting was adjourned at 11:46 a.m.

Respectfully submitted,

Marsha Hodgkins, Secretary

Board of Directors

3 Attachments:

1. SKP Resort Financial Situation
2. Tiny House Committee recommendations
3. Rental Pool Revenue Sharing Proposal

### SKP Resort Financial Situation

#### Cash & Equivalents:

##### Crews Bank:

Main checking	\$161,421	
Payroll	\$ 10,640	
Lot transfer	\$ 8,710	
Wait List	\$64,233	
Rental	\$17,005	
Reserves Money Market	\$80,381	
<b>Total Crews Bank</b>		<b>\$342,390</b>

Note: Fun & Sun \$12,636)

\$342,300 (not including Fun & Sun \$10,600).

##### BMO

Checking		\$2,000
Money Market		\$101,992
CD's		
CD1	\$103,360	
CD2	<u>\$ 51,680</u>	
Total CD's		\$155,040

**Total BMO** **\$259,032**

**Total Cash & Equivalents:** **\$601,422**

**Reserves** **\$339,413**

Below is Article VI of the Zoning Rules with recommendations from the Ad Hoc Tiny House committee. Strikethroughs are parts to be removed. Bold sections are additions to the current rules. We have spelled out the type of units we allow through Florida Statute and given the park a general avenue of refusing service to things that fall well outside the range while still allowing for submitted photos, descriptions and details to clarify any "gray area" units.

Article VI: Installation of the RV Unit Section 1: General Requirement

A recreation vehicle placed in our Co-Op must conform to the State of Florida Vehicle Licensing Law (s.320.01F.S. Section (1) (b ~~Paragraph 1 through 7 only~~) and ~~Hardee County Code (Hardee County currently defers to the State of Florida Vehicle Licensing Law "S.320.01F.S." Statute)~~ pertaining to RV's.

**This law includes Travel Trailers , Camping Trailers, Truck Campers , Motorhomes, Private Motor Coaches, Conversion Vans, Park Trailers and Fifth-Wheel Trailers**

**The park reserves the right to refuse entrance based on condition and appearance of units. There is no park set age restriction; the unit must have a well-maintained appearance. Unit owners may be asked to submit photos, details and descriptions in some instances. These may be reviewed by the office manager along with a Zoning Committee representative. If a zoning member is not available a Board member may serve this purpose.**

The following restrictions established by the <sup>Park</sup>Co-Op must also be followed:

1. Park models and park trailers will be restricted to a height of fourteen feet (14') maximum. Travel trailers, fifth wheel trailers and motorhomes with slide-outs shall only be restricted by the set-back requirements of the site.

B. Any Park Model/Park Trailer (Licensed as Park Model or Park Model Trailer, New or used) will be parked and tied down to the members lot by a Licensed installer, dealer installer or manufacturer installer. Ref. Florida Department of Highway Safety and Motor Vehicles Division of Motor Vehicles, Division of Motor Vehicles Chapter 15C-1.0102. A Florida SKP <sup>Park</sup>CO-OP Zoning Permit will be required. This paragraph effective February 2007.

#### This proposal for Amendment to Standing Rule

Should the Standing Rules be amended to change the rental pool revenue share from \$599 to \$625 and add more perks to the member that has put their lot in the rental pool during prime season ( January, February, and March), perks are in bold font at the bottom of the paragraph.

#### Section 9: Rental Pool

B. The lesser of sixty percent (60%) of each site's rental pool revenue share or \$599 **\$625** shall accrue as credit against the member's maintenance fee for the following year. The balance of the rental pool revenues shall accrue to the **FLORIDA SKP RESORT**. Rental pool credit shall accrue during the months of January, February, March, April, November, and December. Upon termination of membership, any credit in excess of any maintenance fee due shall accrue to the **FLORIDA SKP RESORT**. **Any member who has their lot in the rental pool for 2 months (60 days) in prime season (January, February, or March) the FLORIDA SKP RESORT will also power wash shed and concrete and commercially spray for fire ants as needed for the season the lot is in rental pool.**