

President Steve Little opened the meeting with the Pledge of Allegiance. Board members present were Steve Little (Zoom), Skip LaPlante (Zoom), Jane Lewis, Dave Mayo, Denny Luppens, Marsha Hodgkins. Skip Pratt was absent.

Treasurer's Report

The Treasurer spoke on the financial situation with our banks. As of December 19, 2023 the Resort had \$334,704 in Crews Bank. As discussed at prior meetings, we have established another bank to maximize our interest earned related to the risk we are willing to take and be protected by FDIC below \$250,000. We will set up three Money Markets in First Internet Bank. One is for Reserves, another for Waitlist Deposits, and one for Operating Funds. We currently have \$332,580 at Crews, \$259,084 at BMO. Our CDs are maturing on December 21, 2023. We will be rolling over our CDs. Currently we have \$2,000 in checking, \$102,044 in Money Market and \$155,040 in CDs.

We will be having a financial update in mid-to-late January to update everyone.

Our 2019 tax return had problems. Our prior tax firm did it wrong and we have had to file an amended return. When it was amended and sent in, it was still wrong. When we had it done correctly, we owed nothing. The IRS still says we still owe them the money. We are still dealing with that and may be for several more years before finally resolved.

Our 2020 tax return was also done by the prior tax firm. She had us take the return physically to the post office. In late September we were notified it should have been sent electronically. We have since had that corrected. Pres. Little thanked Dave for keeping after the details of these tax situations.

Dave reported that he has been working with the IT committee. We will be updating the front office computer to a new computer. The Committee is looking to move our Desktop Quickbooks to Quickbooks Online. It will be a little less expensive than currently and the benefit is that we can have the proper access and comes with 5 licenses versus the 2 years presently with Desktop. We are using the 2024 updated version and Intuit will continue supporting it but we will be better off using the online version. Trinity has previous experience with the online version.

Secretary's Report

The Secretary read the minutes of the November Board meeting. One clarification was made regarding the Reserves. The 20-23 Reserves should read 20-23 Reserve Accounts. The minutes were approved unanimously following the clarification. Dave Mayo spoke briefly to say the crime insurance mentioned in the minutes had been secured by the Insurance Committee and both Treasurer and Assistant Treasurer are insured up to \$1 million. Our thanks to Tom Bill for his persistence on this matter.

1. Proposed Budget

The proposed budget was approved unanimously. Dave Mayo clarified that the budget is put together by the seven members of the Budget and Finance Committee with the Treasurer and Assistant Treasurer acting as support. The maintenance fee for 2024 was announced as presented in the budget at \$1711.00. It is based on four components Expenses and Reserves, Rental Site income and Miscellaneous. Last year at Annual Meeting a \$4000.00 assessment on lots as they are transferred was voted in and has exceeded this year's expectations and helped to lower the 2024 maintenance fee. Rental site income also exceeded the last budget expectations and helped lower the fee.

2. Sale of Gifted Park Model

Next on the agenda was the price to be set on the Stolwitz gift of a park model. The Board proposed a sale price of \$17,500. After a discussion regarding flexibility with regard to price and the acknowledgement that this is a “turn key” sale, the Board voted unanimously to set the price at \$17,500. Dave Mayo and Jane Lewis will be negotiators on this sale and will reach out to the Board if needed.

3. Annual Packets

Annual packets will be going out electronically via Constant Contact as well copies being printed and sent in the packets to each membership. This should satisfy those that wanted an electronic copy and those who do not use electronics and prefer the paper copy. Remember, members are asked to bring their print copy to the Town Hall meeting and the Annual Meeting.

4. PL East Lots Update

Next on the agenda was the update on the improvements to the PL East lots which were approved by the entire membership at the 2023 Annual Meeting. Bud Hodgkins gave an update stating that he and Skip Pratt were ready to go to the County for permits when he was directed by a Board member to put it on hold temporarily as there was discussion about changes. Bud did not get a go-ahead so no progress was made. After much discussion a suggestion was made to get the permits and move ahead. Bud pointed out there was probably an increase in costs and how did we want to handle that. Several suggestions were made and rejected. Finally a suggestion was made that we designate some of the income from the sale of the gifted park model and those present at the meeting were in agreement. The vote passed unanimously and Bud will start calling for bids and move forward. A site plan will be posted to refresh everyone’s memory. You can also find it in last year’s packet.

It was unanimously voted that monies remaining once this project is finished will be put in a fund for safe-keeping until recommendations and decisions are forth-coming as a gift of this magnitude is new for our park and no guidelines are in place. The Board will present recommendations and will accept suggestions from the membership.

5. Red Emergency Phones

The last item on the agenda was the red emergency phones which have been in place for many years, by the pool and in the mailroom. It was recently learned they haven’t worked for some time though we have been paying for them each month. The Emergency/Safety Committee, after exploring the requirements for having emergency phones. Hardee County does not have any such requirements so they recommend taking them out. With most people having a cell phone, they recommended taking the red phones out and shutting off the phone service. The Board voted unanimously remove them.

Other Business

Dave Mayo closed out the meeting with a plea for more people to run for the Board. Our park must, by our Articles of Incorporation, be run by a Board of Directors. Four members will be finishing up terms in February and next year three more members will reach their term limits. It is imperative that members step up and run for these positions.

Steve called for the meeting to be adjourned and the vote was unanimous. Meeting ended at 10:23 a.m.

Respectfully,

Marsha Hodgkins, Secretary