

## Florida SKP Resort Board Meeting

January 10, 2024

The meeting was called to order at 9 a.m. by President, Steve Little. Dave Mayo led the Pledge of Allegiance.

Present were President Steve Little and Vice President Skip Pratt attending through ZOOM; Marsha Hodgkins, Secretary; Dave Mayo, Treasurer; Jane Lewis, Assistant Treasurer; Denny Luppens, At-Large and Skip LaPlante, At-Large.

The Secretary's report was read and accepted unanimously. The high points of the Treasurer's Report are as follows:

SKP Resort Financial Situation – Jan 9th 2024 – 9 am Cash & Equivalents: Crews Bank:

Main checking \$106,600

Payroll \$ 13,722

Lot transfer \$ 2,185

Wait List \$ 2,000

Rental \$ 17,001

Reserves Money Market \$ 50,497

Total Crews Bank \$207,045

Note: Fun & Sun \$15,040 \$192,005 (not including Fun & Sun \$15,040).

Total BMO \$263,198

Total First Internet Bank \$145,141

Total Cash & Equivalents \$615,384

Summary: Reserves \$346,708 Cash excluding Reserves \$268,676 Total Cash & Equivalents \$615,384

The next Financial Update will be held on Wednesday, January 31 to review our 2023 year-end financial statements. We are currently working on the year-end close.

Since the last Board Meeting in December, we have:

BMO CDs ➤ Reinvested our maturing CD's at BMO from a total of \$150,000 to \$225,000 for two CD's

➤ The maturing CD's earned 4.5% the new CD's are earning 5.1%

➤ The amount in CD's were increased and the money market was decreased.

First Internet Bank ➤ Established a new banking relationship.

➤ Setup three new money market accounts

1. Money Market - Reserves 2. Money Market - Wait List

3. Money Market - Operations

➤ Funded the accounts by making the transfers

The Treasurer then continued speaking to give an explanation of why the Treasurer and Assistant Treasurer feel the Resort should contract with an accounting firm, outsourcing the accounting portion of the Treasurer and Assistant Treasurer's work.

Dave also spoke to an issue of a former Board member who talked to Trinity and upset her. He said that things that were confidential and should not have been shared. We want Trinity to stay and we are concerned about these kinds of occurrences and how they might affect Trinity's length of time with us. This has happened before and the Office Manager left soon after the new Board convened. We can't let this type of thing continue.

#### New Business

1. Board-appointed Search Committee for Workcampers for 2024-2025 Fall/Winter and possibly Summer seasons

Jill Parnell and Tom Adler have agreed to be on the Search Committee. Pres. Little asked Marsha Hodgkins to head this committee and show the steps to the new committee. Thanks were given to the Luppens and Hendersons for their previous time on the Search Committee. Thank you to the new volunteers for taking on this responsibility.

Marsha also stated that Joe and Angie Dauben who spent a month filling in as Park Attendants in November, 2024 have notified us that they would like to be considered for park attendants for next Fall/Winter.

2. Committee Procedures Manuals

Steve charged the Committee Chairs with the job of working within their committees to see what their responsibilities are, how they should be handled and get them written down.

3. Summer Workcamper vs. Pool Care Service

Marsha Hodgkins spoke to the issue of how difficult it is to keep a summer workcamper due to the high heat and humidity. One suggestion was that since volunteers do much of the mowing and care of sites during the summer, perhaps we could do with just pool care. Denny stated he can't promise to be here everyday but he can look into the cost of a pool service and get estimates. He will do what he can when he is here, but there is work with cleaning filters, vacuuming, equipment that's temperamental and knowledge of what to do if it doesn't work. If we can get a summer Workcamper, he will train him.

A saltwater pool was suggested and dismissed. Questions were raised about expectations of summer workcampers. They begin at 7 and stop at 11. They mow the green areas, weed-whack, edge lots and care for the pool daily. They are told to take frequent water breaks. We offer a large bonus if they stay to the end of the season. We need to stress pool experience as a plus. We pay them \$400 a month, \$200 electric credit, and laundry for a 20-hour week. Many suggestions were made. The Search Committee will begin to look for a Summer Park Attendant.

4. Update of the Stolwitz Lot Negotiations are underway and they will update next month.

5. Care of our Pond Our pond suffered during the drought of last summer. Vegetation has taken over the pond and a scum of some kind covers much of the visible water. Paul Zeller spoke with the tree trimmer company who gave us a price of \$8500.00 to rid the pond of vegetation and another \$1500.00 for hauling away. He didn't even ask about dredging. We are also having an issue with the outflow end, probably on the neighbor's property, and about 8" the spillway as well. We're down to maybe 18" of water in the deepest middle of the pond. History tells us that the pond seems to be cyclical. 17 years ago it was cleaned out and dredged for same reason. Now it's 17 years later and it has become a cycle of eutrophication, filling up with vegetation, algae and plankton.

Whatever method we use is going to cost money. Steve suggest we start a Ponds Reserve. We can't move monies from one to another; however, if we begin a reserve account we can then move money from one to another. The Board can create a Reserve account for the Pond. One suggestion was to use some of the Stolwitz inheritance. It was pointed out we do have unassigned funds in Reserves from the Stolwitz money. Skip LaPlante will head up this project, work with Denny, and contact contractors to see how to resolve problem.

6. Contracting Management Experts, Inc. Dave made the motion and Denny seconded that we contract with Management Experts to handle our Accounting. It will cost \$9600/year; \$950 November-April and \$650 May-October. There will be 45-day notice to cancel this agreement to safeguard that the Park is not left without time to do something else. The President called for vote for contracting with Management Experts, Inc. It passed unanimously.
7. General Reminder about Committee Meetings. If we are going to have full participation in, and recommendations by members, membership involvement in committees is necessary. The President reminded the Chairmen to post dates and times, and use Zoom, so we can have input from the membership.

#### Other Business

8. Reminder of the Town Meeting and Annual Meeting Town Meeting is Feb. 8 at 2 p.m. The Annual Meeting and non-election will be Feb. 20, 2024 at 9 a.m. Doors will open at 8 am. Town Meeting is for discussion of the proposals and for candidates to talk about their intentions. Anyone can attend. Packets will be available on Monday. There is a February Board Meeting also.
9. Update on bathrooms. Denny Luppens expects the countertops will come in during the next month. He has gotten proposals for shower dividers and doors. Volunteers will be needed but we don't have a delivery date. All four showers have been replaced. Louvered vents will be added to the doors for ventilation so exterior doors can be kept closed. Ed Landry offered to put the louvers in the doors.
10. Ed Landry – Water Situation. Ed Landry came up and started to talk about the water. Art Dubuc was trying earlier to make shut offs for the water in different parts of the park. Ed wants to explain about new water shut-offs. He was given the go-ahead to contact Florida Rural to learn what the proper equipment is recommended for our situation. There is no charge as we are members of Florida Rural.
11. Skip LaPlante thanked everyone for their support to the Board this year.

Jane made a motion to adjourn. Dave made a second and the motion passed. The meeting was adjourned at 10:35.

Respectfully submitted,

Marsha Hodgkins Board Secretary