

## Board of Directors Meeting

December 14, 2022

The Board met at 9 a.m. at the Clubhouse for the monthly Board meeting. All Board members were present.

President Steve Little announced that our member, Jim McCarthy, passed away last night.

The Secretary's report was read and a motion to accept was made by Jane Lewis, seconded by Skip Pratt and was unanimously approved.

### **Old Business**

#### **Wifi**

Dave Mayo reported that the Wifi has been repaired on the South End of the Park and is in use. Materials to do a full repair and go forward with the upgrades are still not readily available.

#### **Maintenance Shed**

Bud Hodgkins reported that the shed for the maintenance area should be arriving anytime. The gas cabinet is here and has been installed.

#### **Golf Cart Security**

Park owned equipment are being secured nightly. Park attendants and Tomasa are locking up the golfcarts and the buildings in the maintenance area are kept locked as well.

It is the personal responsibility of each member to secure their private property. Suggestions were given on several ways to lockup golfcarts other than using chains. Personal property in the Storage area is also the responsibility of the members who have items there. Janet Gibson reminded everyone to lock their cars as well.

## **New Business**

### Park Attendants

Dave and Robin Morrison are no longer park attendants, due mainly by Dave's upcoming knee surgery. They have been replaced by Virgil and Dolores \_\_\_\_\_. Virgil and Dolores were staying in the Park as guests and interviewed for the position. Dave and Robin are staying in the Park and are located in one of our "saved" sites. Saved sites are sites that we use in the case of a member returning using the 8-day rule. If a member does return, we would have to move a renter; therefore, Dave and Robin would have to move. Skip Pratt explained how the saved sites work.

Cindy Henderson and Diane Luppens will be working on gathering applicants for the Summer park attendant opening then move on to the Fall/Winter openings.

## **Budget**

Dave Mayo made a motion to accept the budget as presented by the Finance Committee. Skip LaPlante seconded the motion. Sincere thanks from the Board to the Finance Committee and all the committees who gave information and assistance to the Finance Committee. Dave stated the Ad Hoc Committee also did a tremendous amount of work on the Reserves. As has been previously announced the annual maintenance fee is set at \$922. Their work will help assure the financial security of the Resort for years to come. Approval of the budget as presented by the Finance Committee was accepted unanimously.

### Rental Rate for 2023-24 Winter/Summer Seasons

At the Board workshop that Skip Pratt was unable to attend, it was agreed that the following rates would be used.

#### Summer 2023

Monthly: FHU with metered electric \$575.; daily, FHU with metered electric \$38; daily overflow sites \$28 for 30 amp and \$25 for 20 amp. Dry camping \$15.00 nightly.

## Winter 2023

Monthly: FHU with metered electric \$650; daily, FHU with metered electric \$35; daily overflow sites \$25 for 30 amp and \$22 for 20 amp. Dry camping \$15.00 nightly.

Discussion: Skip Pratt stated that he had not proposed any rates but that he had been checking in the area. He feels our prices are too low and feels we should raise to \$700 the Winter FHU rate at least. Jane Lewis stated the \$650 is approximately 8.5%. She feels our visitors keep the Park going, they volunteer, they cook, they work. We also have to move our people around occasionally due to the 8-day rule. We are a unique park that asks visitors to be adaptable. She feels we should keep the rate at the \$650.

Bud Hodgkins spoke up to say that the Grounds Committee budget has line items for maintaining the rental sites such as spraying for fire ants and fixing broken concrete, etc. to maintain with a proposed cost of \$5000.00. The question was asked if we charge back to rentals when damages are done. Yes, we still do that but some of the expense comes from damage by equipment used by our employee and also the normal wear and tear of renting the lots.

Skip LaPlante inserted the information that the Board had decided to spray all the PL and overflow lots for fire ants as they don't sit on cement pads. The Bug Dr. was hired and the work has been done.

As an aside Skip Pratt explained the Bug Dr. is charging \$100 per site for spraying our PL and OF lots; he will offer that to any members who wish to have their lots sprayed when he's here. This one-time spray covers a year and he will return as needed for no extra expense.

Paul questioned if the new rental rates would change our tax status. The Treasurer stated it doesn't affect our tax status but it could change our status as not-for-profit. We do have a profit component so we file differently but there is an issue with what is called "total source", and our rental profit shouldn't be more than 15%. If we decide to go below 15%, our maintenance fees will increase as rental income keeps our maintenance fees lower. We do need to address the not-for-profit issue, as recommended by the CPA.

Jane kept the motion to approve the rate increases as read out. The vote passes 6-1.

### **Certificates of Deposit**

Our CDs matured several months ago. It was mentioned by a member of the Finance Committee that we could get a better return on our investment than currently. The Treasurer and Assistant Treasurer explored this and learned that the brokerage firm that was recommended did not provide a federally guaranteed fund and determined the Park should invest there. They found that by getting three CDs and dividing them into a 3-month, a 6-month and a 1-year maturity rates. Dave Mayo made a motion to put these fund into three CDs, Ally Bank for \$50,000 in a 3-month CD, Ally Bank for \$50,000 in a 6-month CD and a BMO Harris \$100,000 in a one-year CD. Marsha Hodgkins seconded the motion. Steve stated he agrees it is necessary to protect the Park's financial security. This passed unanimously.

### **Laundry**

Ted Wallin spoke on the idea of replacing the two oldest washers/dryers with a new set. He recommends a Whirlpool top-loading washer and a gas dryer. Front-loaders are twice as expensive and maintenance is twice as much as top-loaders so he proposes the top loading. Cost would not exceed \$2800, delivered. We would set them up ourselves. Jane Lewis motions we buy the Whirlpool washer and dryer not to exceed \$2800. Skip LaPlanted seconded. This money would come from Reserves.

A question arose on buying the service contract. Ted does not recommend contracts. Bud Hodgkins, with experience in appliance repair for many years, agreed with Ted that a service contract is not a good use of our money. There was discussion on the cost of commercial coverage vs. personal coverage. The Board voted unanimously to approve the motion.

Noreta Ray did remind us all that Ted is our service repairman and the members applauded his service to the Park.

### **Laundry Charges**

Jane Lewis proposed a change to the costs of the laundry by \$ .25 each, washer and dryer. This brings the cost up to \$1.25 for washers and \$1.00 for dryers effective January 1. Seconded by Marsha Hodgkins. Unanimously approved.

### **Purchase of Trailer**

Dave Morrison has offered to sell the Park his 2021 utility trailer to the Park for \$2200.00. Skip LaPlante made a motion to purchase for \$2200.00 from operating expenses this bigger trailer to haul any vehicles we have. The Gravelly does not fit on the open trailer we currently have. Skip Pratt seconded the motion. A new identical trailer would cost \$2900 today. This trailer has a tool box, drop-down sides. This was seconded by Marsha Hodgkins. A unanimous vote followed the motion.

Discussion was held regarding keeping or selling the smaller trailer. We can sell it later if we decide to do that.

### **Board Positions Available**

We have seven positions open for this year. We currently have only two applicants. Please run for the Board. Without a Board of Directors we may have to hire a management company. A visitor to the park spoke up regarding a management company. He works for one. The park he lives in, larger than ours, spends \$90,000 for a management company onsite. Skip LaPlante says criticism makes members unwilling to run for the Board. Please stop with the negativity and criticism. Please participate and keep our Board in place.

### **Two Proposals for Annual Meeting,for educational purposes only**

1. Grounds Committee, Chair, explained to the Board that he will put forth a proposal at the annual meeting regarding the overflow sites. They are currently illegal as they were never permitted by Hardee County. It will remove the current sites and replace them with six legal sites, 20/30/50 metered electric and water. They will use the same area that the current sites use. It is a capital expense and must be paid with an \$159. assessment and voted by the entire membership. It will require a 2/3 vote of the entire membership. He is asking for \$1500. if it passes at

annual meeting, for permitting costs. We already have Florida Rural Water's approved plans. Bud was told they will generate \$10-22,000. in rental a year.

2. Norm Milliard Jr. brought forth two proposals to educate the Board and members of what would be proposed at the Annual Meeting. There was discussion regarding whether these two proposals can be put in the Annual Meeting, and how. It was not clear what the Bylaws are saying about this as there seem to be discrepancies in at least two areas of the Bylaws.

- Proposal 1 and 2, once these pass, changes all the rest of the Annual Meeting as they take effect upon passing. Articles of Incorporation VIII pertains to Bylaws and IX pertains to Articles. Both changes would pass with 2/3 of those who are present and those who send in proxies. Articles of Incorporation is the superset of all our rules.

- Can we take proposals from individuals that have not been vetted through any committee? No answer. Margaret McIntyre stated twenty signatures has been past practice for accepting proposals from individuals.

Steve suggested we have individual proposals get 20 member signatures as a way to get the proposals to the Annual Meeting.

There was a question regarding who is allowed to run for the Board. A suggestion was made that people who are new members are not encouraged to run for the Board. The Secretary stated that all members who send in their name and bios in a timely fashion are listed on the ballot.

### **Fire Pits**

Member questioning whether we can use fire pits. The Standing Rules site restriction was written. Art IV., Section 5. Discussion followed regarding wood vs. gas fire pit. The definition was given as portable propane-fired pits. Chris Blakely, SR Chair, wrote this rule at the behest of one member. The original rule was to do away with all campfires but

it was amended to open fires only at the designated fire ring. This was vote by members several years ago. Open flame was the concern. Chris stated a proposal can be put it to allow portable propane fire pits. Dave Mayo motions we grant a variance to allow portable propane fire pits to the manufacturer's recommendations. Tom Knudsen will put in a proposal. Seconded by Skip LaPlante.

Jane Lewis motioned to adjourn the meeting. Unanimous.