

FEBRUARY 12, 2025
FOUNDERS HALL
FEBRUARY 2025 Board of Directors Meeting

At 9:00 am, President Jane Lewis opened the meeting, calling for the Pledge of Allegiance and a moment of silence.

The roll was called. Jane Lewis, Steve Little, Laurie Milliard, Dave Mayo, Lisa Geary, and Don Wold were present in person. Denny Luppens was present via phone.

Laurie Milliard read the minutes of the January 8, 2025 Board meeting. Jane Lewis had one correction to make to the minutes: the flower bed by the new parking spaces will be 11 feet wide and the length of the porch. Steve Little moved to approve the minutes as corrected, Lisa Geary seconded the motion. The motion passed unanimously.

Laurie Milliard read the minutes of the February 5, 2025 Special Board Meeting. Steve Little moved and Dave Mayo seconded to approve the minutes as read. The motion passed unanimously.

Treasurer's Report. Dave Mayo gave the following Treasurer's Report. Cash & Equivalents as of 2/7/25: total in Crews Bank is \$244,083; total in BMO is \$35,282; total in First Internet Bank is \$185,670; total in Suncoast Credit Union is \$250,300. Total Cash and Equivalents is \$715,335. Total funds in Fun & Sun are \$12,366. Total in the Reserves accounts is \$361,517. Total Cash and Equivalents, excluding Fun & Sun and Reserves, is \$341,452.

The Treasurer's office is still working on the year end close. We are expecting there will be a maintenance fee credit in the range of \$125 to \$150 per membership. This will be calculated and issued once the tax return is completed and filed. We expect to issue the credit in May.

Our two 13-month CDs at BMO matured on January 22, 2025. These CDs started at \$225,000, earned interest of \$12,843, and ended up at \$237,843. These CDs earned 5.25%. We reinvested the CDs at Suncoast Credit Union. CD1 \$120,000 at 4.25% for 12 months. CD 2 \$130,000 at 4.5% for 21 months

Steve Little moved and Don Wold seconded to approve the Treasurer's report. The motion was approved unanimously.

Old Business

Pond Update. The pond project is finished!

Parking spaces Update. The paving is complete. The contractor will complete the painting and bumpers soon. We'll need to add some dirt. Paul Zeller is working on researching plants for the planter.

Pool Shade and Heater. Denny Luppens reported that he will order the pool shade when he gets back this week. It will take a few days to install after it arrives. He reported that the pool

heater/cooler is installed and running as of February 11, 2025. Also, the warranty is for 5 years rather than the 3, which is better than anyone else in the industry.

A-33 Update. The work on the park model on this site has been completed and is ready for the member to come back to as soon as his health allows.

Ad Hoc Hurricane Committee. Kathy Canning reported that this committee has met a couple of times and has another meeting scheduled after this Board meeting. Since funding for this project was not included for the 2025 budget, the committee is taking a two-pronged approach to the situation: 1) minor preparation and changes which can be accomplished for 2025 with limited monetary outlay, and 2) more permanent items to be proposed for the 2026 budget.

Synopsis: For 2025, adding minor emergency lighting for the clubhouse and distribution of an emergency preparation checklist for the membership that includes steps to be taken for storm preparedness. For 2026, a proposal for updates for the clubhouse, such as the addition of an emergency circuit panel with a manual transfer switch to allow easy emergency lighting, cell phone charging, and emergency electricity for the kitchen by our generators. Also, a manual transfer switch for the lift station,

Cancellation Policy. Lisa Geary presented a proposed revised cancellation policy:

A refund of deposit (minus \$125 cancellation fee) is provided if the cancellation occurs more than 45 days prior to your scheduled arrival. Up to 45 days before your scheduled arrival: 50% of the deposit will be refunded. Up to 30 days before your scheduled arrival: No refund of deposit. There are no refunds for early departures.

Steve Little moved to accept the policy as read. Laurie Milliard seconded the motion. The motion passed unanimously.

Update on Tiny House Issue. Send to Standing Rules next year.

Update on Water Valves. Ed Landry said he did not have a report on this yet. He will update when he has the information.

Update on new sewer pump. Pugh has scheduled the installation next week. There will be no shutdown necessary.

Communication regarding Stolwitz funds. There is approximately \$17,000 remaining of these funds. Some of the suggestions for using this money are: pave the park attendant driveways; install new bathroom floors; install glass shower doors; install new fire ring made of stone or brick, with a border surround; replace palm trees that died and were disposed of (\$400 each) (one of the park trees that needs to be replaced is on the former Stolwitz property); sewers for the PL East lots. The decision will be made by the new Board.

NEW BUSINESS

A-23 Compliance. The old motor home has been moved off. The owner has hired people to wash the shed and clean up the lot. Paul Zeller will check the trees on the lot for trimming.

Showers. A guest fell in one of the showers and had some fairly significant injuries. A brief discussion was had about alternate shower floor surfaces, and the issue was referred to the Safety committee for recommendations.

Park Attendants. Sue DeCiero reported that the search committee has started working on finding summer and winter park attendants. So far, we have one positive reply for the winter season, and one negative reply for summer, saying that it is “too hot” here in the summer. The committee will continue searching.

Request from Norm Milliard, Sr. re permission to ask Florida Rural Water to Evaluate a piece of land. Norm Milliard, Sr. requested that the Land Group use the Resort’s membership in Florida Rural Water to evaluate a piece of land to determine if there are any restrictions on the land. There was considerable discussion from the Board and members. Jane Lewis moved to **not** allow the Land Group to use our Florida Rural Water membership. Lisa Geary seconded the motion. A roll call vote was called for. Yes votes were cast by Jane Lewis, Dave Mayo, Lisa Geary, and Denny Luppens. No votes were cast by Steve Little, Laurie Milliard, and Don Wold. The motion passed 4-3.

Lot S-08. During the summer, a renter’s truck leaked oil on the concrete on this lot. The owner has requested the concrete be cleaned. Jane Lewis has tried several remedies suggested by our concrete contractor and members. So far these have not been successful, but she will continue trying other chemicals. If not successful, the new Board will need to deal with this issue.

Summer rental lots. We need a procedure for renting member lots in the summer. We collect a questionnaire about lots in the rental pool in season, and will amend to include asking about summer rentals. Members do not accrue any credit towards maintenance fees for rentals off-season.

Thank you. This was Jane Lewis’ last Board meeting in her term. She expressed gratitude toward all the Board members she has served with over the last four years and all of the members of the park who have supported her. She received a standing ovation from the board and members for her service to the Resort, Thank you, Jane!

The meeting was adjourned at 10:45 AM.

Respectfully submitted,
Laurie Milliard
Board Secretary