

## Approved 3-30-2009

Minutes POA BOD meeting 1-31-2009

Meeting convened at 10:05 AM by President Lovelette

Roll Call taken by Young... Young, Lovelette, Oser, Browne present...quorum established Shilling absent.

Secretary R Young read the minutes from the January 14, 2009 BOD meeting...Motion to accept as presented by Oser 2<sup>nd</sup> by Browne. Three in favor none opposed...motion carried.

Old Business:

1. Covered bulletin boards...prototype has been made by Ron Browne and is in use in "C" circle. Ron spent \$67.53 on materials but said that the others should come in somewhat less expensive by purchasing the material at Home Depot. He has measurements and method down and need volunteers to make the rest. John Lovelette asked for volunteers.
2. Common Ground/Fine Committee... Young gave update on common ground violations stating that a letter had been sent to the offending owner and asked that the Palm be replaced. Oser gave update on Fine Committee and read the authorization attached and a part of these minutes. Two members have expressed an interest in being on this committee they are: Don Riley and Sharon Church...a third is needed.

New Business:

1. Roll Call vote on Proposed By-Law Amendments
  - a. President Lovelette read all the proposals, copy attached and part of these minutes.
  - b. Larry Oser read the information from our attorney, Andrew Jackson, copy attached and part of these minutes.
  - c. Jack Akin...Shoreline Dr. Concern about the \$25...will members get a break if the statement goes to the wrong address? Larry Oser replied...statements get maid about 30 days prior to there due date...if not paid by the 15<sup>th</sup> Larry calls to remind member to send in payment within 10 days or late fee will be assed.
  - d. Joyce Covington...Hidden Harbor Lane Can members in arrears on assessments vote...Larry responded currently yes they can...if 6.4D passes then they cannot vote. How will 6.4C be enforced...Larry said that was still a work in progress. She will vote no. Quarterly assessments are due Jan, Apr, Jun and Oct everyone should know this and just pay on time.
  - e. Glenn Wearsh...Freedom Way...the Treasurer need a "hammer" to use against people who don't pay

f. Bob Anderson...Inner Lane 6.4C... could be illegal and morally improper because the renter has not contributed to the situation...why would they return to rent or buy? Additionally, they will not be able to contribute to any of our activities! Bob recommends this not be approved! Bob Young stated that all proposed amendments have received the blessing of our attorney.

g. Margaret Caldwell...Hidden Cove...If a member is incapacitate and or in grief will they be given some extensions? John Lovelette stated that each case will be reviewed individually.

h. Mike Semens...Inner Lane...1<sup>st</sup> thanks to the BOD for the effort put into these proposals. If 6.4A passes will the \$25 administrative late fee be charged per lot? Larry said yes. And asked that everyone treat guests as owners.

i. Roll call vote commenced, a copy of the final tally sheet is attached and part of these minutes. Voting records retained in POA office. Summary 4.19 326 yes and 3 no. 6.4A 146 yes and 183 no. 6.4C 29 yes and 300 no. 6.4D 160 yes and 169 no.

j. At this time the BOD voted and the votes followed the votes of the members.

1. Ron Brown moved to adjourn the meeting at 12:35...2<sup>nd</sup> by Larry Oser...3 yes votes 0 no meeting adjourned at 12:35

**Authorization for  
Activities Committee  
January 14, 2009**


**Purpose:**

This Committee is authorized to maintain a quality of entertainment Camp Florida members and guests want and are willing to support.

**Expressly:**

- a) Selecting and organizing all entertainment
- b) Supporting and actively participating in activities
- c) Committee members will be responsible for individual activities
- d) Cashier duties as required
- e) Purchasing quality food and supplies at the most reasonable cost
- f) Fundraising (Baskets, 50/50, poolside grilling and others)
- g) Setup Sound Equipment for all meetings and activities
- h) Maintaining petty cash
- i) Maintaining reasonable office hours (Lakeview Clubhouse)

Approved by the CF BOD January 14, 2009.

  
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John Lovelette, President

Camp Florida  
Property Owners Association, Inc  
231 Shoreline Drive  
Lake Placid, Florida 33852

**Proposed By-Laws**

- 4.19 ELGIBILITY OF DIRECTORS. *To be a Director, a person must be a Member of the Association as defined in Paragraph 3.1 or be an officer or director of a corporation, who is a member as defined in Paragraph 3.1, or a partner of a partnership who is a member as defined in Paragraph 3.1, or a Trustee or beneficiary of a recorded Trust, that is a member as defined in Paragraph 3.1. Only one member of a corporation, partnership or trust, etc. can serve as a Director. Only those members who are current with their assessments and do not have any outstanding fines are eligible to hold a position as a Director.*  
*The Developer is entitled to elect one member of the Board of Directors of the Homeowners' Association as long as the developer holds for sale in the ordinary course of business at least 5 percent of the parcels in all phase of the community. The member elected by the developer could not be an officer of the board.*
- 6.4 A. Assessments or installments thereof remaining unpaid longer than ten (10) days after the due date shall bear interest from the due date at the highest rate allowed by law. *In an addition an administrative late fee of twenty-five dollars (\$25.00) for all assessments past due will be charged. All payments received and accepted by the Association on account shall be first applied to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorney' fees incurred in collection of said assessments and then to the assessment first due. This paragraph applies notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment. An administrative late fee is not subject to the provisions of Chapter 687 and is not a fine.*
- 6.4 C. *The Association may suspend the rights of a member or a member's tenants, guests or invitees or both to the use of the common areas and facilities owned by the Association, if a member is delinquent in paying assessments, either quarterly or special assessments for 90 days or more.*
- 6.4 D. *Members delinquent in paying assessments, either quarterly or special, for 90 days or more shall lose their right to vote in matters of the Association, until such time all interest, fees and assessments are paid.*



**Camp Florida**  
**Property Owners Association, Inc**  
**Roll Call Vote**  
**Final Tabulation**

January 31, 2009

Alpha Character	Proposed Amendment Vote 1-31-2009							
	4.19		6.4a		6.4c		6.4d	
	Yes	No	Yes	No	Yes	No	Yes	No
A	5	0	4	1	0	5	4	1
B	14	0	12	2	1	13	12	2
C	14.5	1	13.5	2	3.5	12	15.5	0
D	10	0	7	3	0	10	7	3
E	5.5	0	5.5	0	0	5.5	5.5	0
F	4	0	4	0	0	4	4	0
G	4	0	4	0	0	4	4	0
H	171.5	0	9.5	162	3	168.5	12.5	159
I								
J	2	0	2	0	0	2	2	0
K	6.5	0	6.5	0	2.5	4	6.5	0
L	11	1	6	6	2	10	10	2
M	11	0	8	3	1	10	11	0
N	3	0	3	0	1	2	3	0
O	1	0	1	0	0	1	1	0
P	2	1	2	1	0	3	2	1
Q	3	0	3	0	1	2	2	1
R	13.5	0	12.5	1	4	9.5	13.5	0
S	27	0	25	2	7	20	27	0
T	2	0	2	0	0	2	2	0
U	3.5	0	3.5	0	0	3.5	3.5	0
V								
W	9	0	9	0	3	6	9	0
X								
Y	2	0	2	0	0	2	2	0
Z	1	0	1	0	0	1	1	0
<b>TOTALS</b>	326	3	146	183	29	300	160	169

Camp Florida Property Owners Association, Inc  
 Board of Director Votes  
 January 31, 2009

Board Member Voting	Proposed By-Law Amendment							
	4.19		6.4a		6.4c		6.4d	
	YES	NO	YES	NO	YES	NO	YES	NO
Browne, Ron	1			1		1		1
Oser, Larry	1		2	1		1	2	1
Shilling, Joanne								
Young, Bob	1			1		1		1
sub-total	3	-	2	2	-	3	-	3
Lovelette, John*	<del>1</del>			<del>1</del>		<del>1</del>		<del>1</del>
<b>Total</b>	3	-	-	3	-		-	3
* President votes to break a tie.								