

**Approved**  
**April 21, 2009**

*R. Young*  
*Sec.*

Minutes POA BOD meeting 3-30-2009

Meeting convened at 14:00 PM by President Oser

Roll Call taken by Young... Young, Lovelette, Oser, Units, and Anderson all present... quorum established.

Secretary R Young read the minutes from the January 31, 2009 BOD meeting... Motion to accept as presented by Anderson 2<sup>nd</sup> by Lovelette. Five in favor none opposed... motion carried.

Old Business:

1. Minutes of 4/4/08 established Covenants & Enforcement Committee removing the requirements for a Fine Committee. The two volunteers for the Fine Committee, Sharon Church and Don Riley, both then volunteered for the Covenants & Enforcement Committee.
2. BOD Liaisons for established committees for the new year are as follows:
  - a) ARC John Lovelette
  - b) Covenants & Enforcement Larry Oser
  - c) Storage Area Donna Units
  - d) Entertainment Bob Young
  - e) Audit Bob Anderson
3. Maintenance Schedule presented by L. Oser... motion to approve by B. Anderson... 2<sup>nd</sup> by B. Young  
Discussion: B. Young more or less work need for maintenance. Doesn't approve of schedule as presented. More work needed on this issue. Motion by J. Lovelette to table motion until BOD can have a planning meeting to establish required work... 2<sup>nd</sup> by B. Anderson... all members voted yes... motion tabled .
  - a) L. Oser ask for permission to place a "construction dumpster" for members use while working on there property. B. Anderson made motion to accept as presented... 2<sup>nd</sup> by J. Lovelette. Discussion: B. Anderson all members of POA should not have to pay for dumpster used by only the members who are having construction work done. Contractors should include in their bid the cost of removing construction debris. J. Lovelette said that Reliable will pick up 2 times monthly for large discarded items. Vote on proposal: 0 yes and 5 no. Motion failed.
  - b) Gate repair contract: Two bids submitted Delaney Fence \$1200 incl. qtrly Preventive Maint... \$100 service call... \$100 hour labor.

Current contractor's bid: \$995 incl. qtrly Preventive Maint...\$75 service call...\$85 hour labor.

B. Young motion to retain current contractor...2<sup>nd</sup> by B. Anderson...all members voted yes...motion passed.

#### New Business:

- 1) Time Line for BOD Elections: The Nominating/Election Committee requested a change to the previously approved Time Line, change the Start of Annual Meeting from 3<sup>rd</sup> Friday to 3<sup>rd</sup> Saturday and the Voting/Completion of Annual Meeting to 4<sup>th</sup> Saturday instead of 4<sup>th</sup> Friday. This will allow for more participation of POA members. B Anderson moved to accept as written...2<sup>nd</sup> by B. Young...5 yes and 0 no votes...recommendation accepted. (Copy attached and part of these minutes)
- 2) Proposed Amendments to By-Laws Camp Florida POA read by President Oser (copy attached & part of these minutes) requires two (2) board members to approve and call a vote. Proposal dropped for lack of support.
- 3) Summer Storage: Motion by B. Young to allow for summer storage by returning renters for the 2009-2010 summer season only...2<sup>nd</sup> by B. Anderson...5 yes votes & 0 no. Summer storage allowed after signing off on form with Sandy Bowers.
- 4) Zoning for storage area: This area is zoned as CG-3 but treated as CG-1 per the Highlands County zoning office, which allows for the storage of RV's, boats, wave runners, trailers, and etc. Beautification is required so that members do not have to view the stored items. Storage in our area is ok. Nothing else required.
- 5) Owners register guest/visitors, etc. (after hours deliveries)  
L. Oser explained how the summer listing was done and how well it worked...this to be implemented year around so that the front office doesn't just let anyone who rings through the gate. This means that when someone orders pizza or etc. after office hours that person must make arrangements for gate access. Guests/Visitors must be registered with the Highvest office personnel for access to CF. B. Anderson motion to accept as written...2<sup>nd</sup> by J. Lovelette...5 yes & 0 no...motion passed.
- 6) Removal of unregistered vehicles from storage area. Motion to proceed with legal removal of unregistered vehicles by B. Anderson...2<sup>nd</sup> by J. Lovelette...5 yes and 0 No...Motion passed and L. Oser to have signs installed.
- 7) Proposals for covenant enforcement. Results of survey given by Bob Anderson and are as follows: Option 1 Do nothing...9. Option 2 Enforce all without change...162. Option 3 Draw line in sand and start from here...103. L. Oser requested that all members present to please talk with other owners and let us pass a change to Article 30. Without a change from 90% of owners to 90% of voters the BOD will be unable to make ANY changes to the Covenants & Restrictions. Motion to accept Option 2 by B. Anderson...2<sup>nd</sup> by B. Young...5 yes & 0 no...Motion passed.

J. Lovelette updated the members on the State Mandated change to the main drain in the pool. This to be done in April and will require the draining of the pool and the removal of the present drain and installation of the type mandated by the State of Florida. The work will require about a week of pool closure and will be started about the middle of the month.

Move to adjourn by R. Young at 3:10 PM...2<sup>nd</sup> by J. Lovelette...5 yes & 0 no...Meeting adjourned at 3:10 PM



To: Larry Oser

From: Jim Lucey, Darrel Richards and the Nominating/Election Committee

Re: 2010 Election timetable

Date: March 10, 2009

Dear Larry,

On March 10<sup>th</sup> the 2009 Nominating/Election Committee met to review the nominating and voting procedures for the past election. Our intent was to refine the process for the 2010 season. We are asking the timetable that we have identified below be adopted so that we may include important dates into the calendar for 2010.

#### **Timeline of the Nominating/Election Committee**

- March 15<sup>th</sup>, 2009  
The 2010 Nominating and Election Committee is formed with those wishing to continue serving from the 2009 year.
- Spring 2009  
Changes to Timetable guidelines for 2010 adopted by the Board of Directors.
- December 15<sup>th</sup>, 2009  
A letter accompanies the Board mailing notifying the membership that the Nominating Committee is seeking letters of intent to run and a letter from the candidate introducing themselves to the POA. Notices are posted in the park notifying members of the board openings.  
(note) The Nominating Committee will prepare the letter to accompany the mailing.
- January 4<sup>th</sup>, 2010  
Notices are posted asking for people to serve on the Nominating/Election Committee.
- January 15<sup>th</sup>, 2010  
The Nominating/Election Committee is at full membership
- January 25<sup>th</sup>, 2010  
Final day to accept letters of intent and candidates letter introducing themselves to the POA.
- February 3<sup>rd</sup>, 2010  
Mailing or delivery to all property owners containing the following:
  - Copies of candidate letters of introduction.
  - Date of Meet the Candidates Forum.
  - Notice and dates of annual meeting
  - Proxy form with explanation.
  - Voting instructions.
- February 9<sup>th</sup>, 2010  
Questions for Meet the Candidates Forum available to candidates.
- February 20<sup>th</sup>, 2010 **Saturday**  
Beginning of Annual Members Meeting and Meet the Candidates Forum. Nominations from the floor would take place at that time. Meeting recessed for one week.

- February 27<sup>th</sup> 2010, **Saturday**  
Voting and completion of Annual Members Meeting. Voting from 10:00 AM through 1:00 PM.  
Annual meeting begins at 3:00 PM.

**The key dates that would need to be placed on the Boards calendar, club house use calendar and the activities calendar are the following:**

February 20<sup>th</sup>, 2010 Beginning of Annual Members Meeting and Meet the Candidates Forum.  
February 27<sup>th</sup>, 2010 Voting and completion of Annual Meeting.

### **Items needing Board action:**

Guidelines for the Nomination/Election Committee were adopted during the fall of 2009. Changes to the guidelines that need to be adopted are as follows.

- Move the Beginning of the Annual Members Meeting and the Meet the Candidates Forum from the third Friday in February to the third Saturday in February.
- Move the Board of Directors Election and the completion of the Annual Members Meeting from the forth Friday in February to the forth Saturday in February.

We are extremely pleased that all of the members that were on the committee for the 2009 season have agreed to serve again for the 2010 season. We do encourage and welcome the addition of new members.

Thank you, The Nominating/Election Committee

cc: Bob Anderson  
John Lovelette  
Bob Young  
Donna User

PROPOSED ADMENDMENTS TO THE BY-LAWS Camp Florida POA

K20 - K19 2.11 "Unitized" or "Unitized Lot" shall mean and refer to any single family residence or lot located within the platted boundaries of Camp Florida Resort, that is comprised of one half (1/2) or more of a platted lot combined together with another platted lot, and which combination is recorded with the Highlands County Appraisers Office.

C25-1/2 C26  
C27-1/2 C26  
E 16-E17  
K21-K22 3.2 Voting Interests. When a vote of the members is required herein or by law, each member shall be entitled to one (1) vote in the affairs of the Corporation for each unit owned. *Unitized lots will be considered to be one (1) unit and have one (1) vote.*

6.1 ...each member its share of the budget, such share being determined by utilizing a fraction, the numerator of which is one (1), the denominator of which is equal to the total number of lots and unitized lots. Initially, each unit will be assessed 1/397<sup>th</sup> or the appropriate fraction thereof based on the number of lots and unitized lots, per Section 2.9 and 2.11, within the boundary of the lands as described in Exhibit "A", of the Declaration of Covenants and Restrictions, as recorded in OR Book 1115 at Page 490.