

BOARD MEETING FEBRUARY 3, 2010

President Oser called the meeting to order at 3:53p.m.

Pledge of Allegiance was recited.

Roll Call: President Larry Oser, present, John Lovelette; present, Robert Anderson, present; Donna Units, present; John Johnson, present.
Quorum established.

Motion made by Anderson, supported by Units to approve the minutes of January 18,2010. Motion passed 5-0.

Treasurer's report; motion by Johnson, supported by Lovelette to approve the treasurer's report as submitted. Motion passed 5-0.

OLD BUSINESS

President Osier presented an update on the pool leaks and heaters. Much discussion.
-Pool heater bid quotes attached.

Motion made by Johnson to table the decision until after presentations by pool heater companies. Supported by Anderson. Motion passed 5-0

Budget deficient – Letter to CFR membership as authored by Anderson. Motion by Lovelette for the needs of discussion, supported by Johnson.

Much discussion ensued. President Oser called for a roll call vote.

Anderson – no, Lovelette – no, Oser – no, Johnson – no, Units – abstained. Motion failed
4 no, 1 abstained

Motion by Lovelette to a submittal of the survey authored by Anderson with the omission of the signatures on the survey. Supported by Units. , Much discussion followed and President Oser asked for a roll call vote. Units – yes, Johnson - no, Oser – no, Lovelette – yes, Anderson – no. Motion failed 2 yes, 3 no

President Oser presented a proposal for a one year contract for financial services from Colley Financial Services, Inc. at a cost of \$680.00 a month for compilation services; \$25.00 a week for payroll services and a one time \$125.00 for preparation of tax returns. Motion made by Johnson, supported by Lovelette. Voice vote 5-0 in favor.

NEW BUSINESS:

Election committee sent a letter of clarification to President Oser for clarification of the voting procedures concerning Highvest voting in the February 27, 2010 election. Moved by Johnson that Highvest not be allowed to vote, per the opinion of our attorney.

Supported by Anderson. Roll call vote Units – sustained, Johnson – yes, Oser – yes, Lovelette – no, Anderson – yes. Motion passed, 3 yes, 1 no, 1 abstained

Wi- fi update. Johnson presented a verbal update from CCR. Equipment will not be moved until a cost amount is established. President Oser tabled until a future meeting.

Letter from R. Anthony Crozier (as attached): Discussion followed and President Oser asked for a motion concerning a reply to this letter. No motion made, died from inaction.

Motion made by President Oser to adjourn. Supported by Johnson Motion passed on 5-0 voice vote.

Meeting adjourned at 4:45pm.

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CAMP FLORIDA PROPERTY OWNERS ASSOCIATION

TOWN HALL/BOARD OF DIRECTORS MEETING

WEDNESDAY, FEB 3RD, 2010

2:30 P.M.

LAKEVIEW CLUBHOUSE

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. READING OF MINUTES OF 1/18/10 MEETING**
- 5. TREASURER'S REPORT**
- 6. OLD BUSINESS**
 - A. POOL LEAK**
 - B. POOL HEATERS**
 - C. BUDGET DEFICIT**
- 7. NEW BUSINESS**
 - A. ELECTION COMMITTEE LETTER**
 - B. WI-FI RELOCATION**
 - C. HIGHVEST LETTER**
- 8. ADJOURN**

2/3/2010

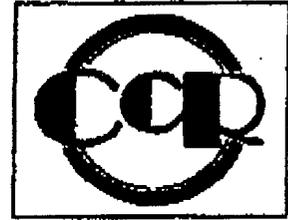
CHECKING ACCOUNT	20125.97	
MONEY MARKET	49677.05	
TO BE TRANSFERRED FROM ACTIVITIES	2027.20	
TOTAL AVAILABLE OPERATING FUNDS		71830.22

ROAD RESERVE SAVINGS ACCOUNT	10185.84	
ROAD RESERVE CDS - 2 @ 30000.00	60000.00	
TOTAL ROAD RESERVE		70185.84

OPENED LAUNDRY SAVINGS ON 12/28/2009	3044.00	
DEPOSITS: 12/31/2009	1126.50	
1/20/2010	2126.00	
1/28/2010	1771.00	
INTEREST 1/29/2010	.09	
TOTAL LAUNDRY SAVINGS		8067.59

ACTIVITIES ACCOUNT AFTER 2027.20 TO MM ACCOUNT		15259.87
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Circle Computer Resources , Inc.
2919 1st. Ave. SE
Cedar Rapids, IA 52402
800-944-0644 Fax 319-362-1149



Service Activation and Installation Agreement

Customer Information:

PROPERTY OWNERS ASSOCIATION, Inc
Name: ~~Camp Florida Resort~~
Address: 100 Shoreline Drive Lake Placid, Florida 33852
Phone: (863) 699-1991 Fax (863) 699-1995
Email:

Agreement Information:

Internet Service Plan: High Speed with Wi-Fi Price: periodic charge to each subscriber

Includes use of all hardware to bring wireless Broadband Internet to all campground locations. ~~CAMP FLORIDA RESORT~~ Campground agrees to take reasonable care of the hardware. If the hardware is damaged beyond normal wear as determined by Circle Computer Resources (CCR), CCR reserves the right to charge ~~CAMP FLORIDA RESORT~~ Campground. *PDF*

Term of Activation Commitment: Commitment through May, 2010. CCR will pay ~~CAMP FLORIDA RESORT~~ 10% of revenues

Installation:

The High Speed Internet with Wi-Fi installation charge is \$14,000 including labor and required hardware.

Wi-Fi will be available for subscribers via access points located around the campground.
Payment: 50% due at commitment 50% due at completion of installation.

Continued use of the Services constitutes acceptance of CCR Service Agreement and the Acceptable Use Policy Questions? Call 800-944-0644

By signing, I have read the CCR Service Agreement and Acceptable Use Policy at www.ccr.net

Printed Name: John H. Lovellette, PRESIDENT
CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC

Signature: *John H. Lovellette, President* Date: 27 Oct 06



**Colley
Financial
Services, Inc.**

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505 W Interlake Blvd
Lake Placid, FL 33852
(863) 465-6473 ph
(863) 465-9300 fax

January 29, 2010
Camp Florida Resort Property Owners Assn Inc.
231 Shoreline Drive
Lake Placid, FL 33852

To the Board of Directors,

This will confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide:

We will perform the following services:

1. We will compile on a monthly basis, from information you provide, the statement of assets, liabilities, and equity – income tax basis and the related statements of revenue and expenses – income tax basis of Camp Florida Resort Property Owners Assn Inc. for the month and year then ended. We will not audit or review such financial statements. Our report on the financial statements of Camp Florida Resort Property Owners Assn Inc. for 2010 is currently expected to read as follows:

We have compiled the accompanying statement of assets, liabilities, and equity – income tax basis of Camp Florida Resort Property Owners Assn Inc. as of December 31, 2010 and the related statements of revenue and expenses – income tax basis for the year then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the accounting basis used by the Company for Federal income tax purposes, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about the matters.

If for any reason we are unable to complete the compilation of your financial statements, we will not issue a compilation report on such statements as a result of this engagement.

Our engagement cannot be relied on to disclose errors, irregularities, or illegal acts, including fraud or defalcation that may exist. However, I will inform the appropriate level of management of any material errors that come to my attention and any irregularities or illegal acts that come to my attention, unless they are clearly inconsequential.

2.

7c
Colley Financial Services, Inc.
505 W Interlake Blvd
Lake Placid, FL 33852
863-465-6473

To the Board of Directors

Camp Florida Resort POA Inc.
231 Shoreline Dr
Lake Placid, FL 33852

We have prepared the accompanying balance sheet of Camp Florida Resort POA Inc. as of December 31, 2009, and the related statements of income and retained earnings for the month and the year to date on the basis of tax accounting. These are interim statements which have not been adjusted for year-end.

The financial statement is the representation of management. Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in this financial statement, they might influence the user's conclusions about the company's financial status. Therefore, this financial statement is not designed for those who are not informed about such matters.

Colley Financial Services Inc
Colley Financial Services, Inc.

January 22, 2010

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Attached

Mr Larry Oser, President
Camp Florida Property Owners Association
231 Shoreline Drive
Lake Placid, Florida 33852

Dear Larry,

The POA Elections Committee is seeking clarification concerning voting procedures for High Vest Corporation in the coming election of the POA Board of Directors on February 27, 2010. According to the POA attorney, Andrew Jackson, his interpretation puts High Vest's voting rights in question. As an Election Committee that serves under the direction of the POA Board of Directors, we are seeking your clarification on how to proceed with this issue.

Sincerely,



James Lucey

Darrel Richards

Chairmen POA Elections Committee

cc: Bob Anderson
John Johnson
John Lovelette
Donna Units

We will perform the following services along with the compilation services:

- ✓ Monthly disbursing and mailing of all accounts payable
- ✓ Posting of transactions
- ✓ Reconciliation of checking account(s) and savings account(s)
- ✓ Quarterly billing of property owners assessments
- ✓ Posting of accounts receivable
- ✓ Weekly calculation and preparation of employee payroll checks
- ✓ Weekly initiation of payroll tax deposit via the Federal EFTPS system
- ✓ Quarterly payroll report preparation including forms 941 and UCT-6
- ✓ Year-end payroll report preparation of forms W2 and W3 and form 940
- ✓ Year-end report preparation of forms 1099 and 1096 as required

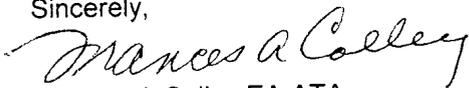
3.

We will also prepare the federal income tax returns as well as the tangible tax return (if required) for Camp Florida Resort Property Owners Assn Inc. for the year ended December 31, 2010.

Our fee will be \$680.00 per month for the compilation services, \$25.00 a week for the payroll service and \$125.00 for preparation of tax returns. If we encounter unexpected circumstances that require us to devote more staff time to the engagement than anticipated, we will discuss the matter with you before changing the quoted price. I look forward to a continued relationship with your company, and I am available to discuss the contents of this letter or other professional services you may desire.

If the foregoing is in accordance with your understanding, please sign the copy of this letter in the space provided and return it to me.

Sincerely,


Frances A Colley EA ATA

ACKNOWLEDGED:

Camp Florida Resort Property Owners Assn Inc.

From: oserle@aol.com
To: lobob13@yahoo.com
Subject: Re: cfr info 2010 proposed budget
Date: Tue, Oct 27, 2009 10:32 pm

Lois

workers comp in 2009 did not include payroll expenses. Cost for w/c in 2010 is the same as 2009, the \$3000 difference covers the payroll expenses for 2010 which we have to pay for fica and unemployment insur on our employees.

capital improvements were voted on by the Board with last years budget. We have combined the projected expenses for 2009 with the projected expenses for 2010 and that is why it is \$60,000. Also, Riverside Bank has started foreclosure proceedings vs. Highvest because they are not paying their mortgage to the bank. Hopefully, in due time the bank will sell the 157 lots that Highvest owns and we will have "new" owners how will start to pay. I would recommend that you go to campfloridapoa.org and review board meeting minutes which will keep you informed as to what is happening.

\$15,000 is higher because we will have to purchase a new COMMERCIAL mower which will be used to mow both common areas and private lots.

Line 29 is for members who may not pay their assessments in 2010 for whatever reason. It was added this year because a member recommended it to the board at a meeting last year. Please note that Highvest was not included because we anticipate that the bank will take over and start paying the assessments for their lots.

Hope this helps to answer your questions.

Larry

-----Original Message-----

From: Lois Quatrini <lobob13@yahoo.com>
To: oserle@aol.com
Sent: Tue, Oct 27, 2009 8:35 pm
Subject: Re: cfr info 2010 proposed budget

HELLO LARRY; I have read over the budget and have a coupleof questions since i will be unable to attend meeting in november:

why is workmans comp higher for 2010 even though salaries and employees are less?

were the capital improvements voted on since we have so many issues at this time with highvest?

and is the \$15000 for lawn expense for common grounds or individuals?
it breaks down to \$ 312 per week?

i don't think item #29 should be added because if necessary some monies may be moved around the differnet reserves to cover something that may pop up and becomes a priority-

thanks for listening, Lois Quatrini 34 Hidden Harbor

--- On Tue, 10/27/09, oserle@aol.com <oserle@aol.com> wrote:

> **From:** oserle@aol.com <oserle@aol.com>
> **Subject:** cfr info 2010 proposed budget
> **To:** hletcher@nkol.net, maquiqq@webtv.net, debono@strato.net, garjos@strato.net, dlpete41@yahoo.com, kell22297@zoominternet.net, jlsrbowers@yahoo.com, ahharr@online.de, bruceridley@charter.net, sbducote@gmail.com, jlovelette@hotmail.com, sting180@hotmail.com, adsd26@gmail.com, dialucey@aol.com, billdonnak1@yahoo.com, caddenmr@yahoo.com,

<http://webmail.aol.com/28878/aol-1/en-us/mail/PrintMessage.aspx>

10/27/2009