

DRAFT

CAMP FLORIDA PROPERTY OWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING Thursday, April 02, 2015

1. Meeting was called to order by President Ridley at 1:00 PM.
2. President Ridley led the Pledge of Allegiance.
3. Roll was taken by the Secretary with the following members present: Gary Blackwell, Peg Murray, Bruce Ridley, and Rich Young. Diane Snyder was absent with excuse.
4. The agenda was approved with the following additions: Election timeline, Letter from Highvest, and Sandy Bowers comments.
5. Mediation of Sangalli lawsuit. Two weeks ago Bruce attended a court ordered mediation session and initiated a settlement. *See attached agreement.*
6. The minutes of the March 5, 2015 meeting were approved without changes, on a motion by Blackwell, seconded by Murray, passed 4 – 0.
7. Treasurers Report. A transfer of \$70,000 was made from the Unrestricted Maintenance Reserve to the General account to cover some of the pool repairs. This reduces the Unrestricted Maintenance Reserve to \$99,119. The \$100,000 CD for the Road Reserves has come due and will be renewed. *See attached report.*
8. Committee Reports
Storage Area.
 - A: The landscape engineer is still working on bids.
 - B: The number of storage lots was increased from 67 to 71 spots and all have been leased and paid for. A waiting list now exists for spots.
 - C: The county has put a hold on the erection of awnings due to zoning. The recourse is to only erect awnings on every other lot or apply for a variance. Bruce is currently working on this matter.
 - D: The letter from Highvest for the purchase of additional property behind Winn Dixie for storage was discussed. Bob Sargent suggest buying the property to prevent future development by the current owner. Mario Colavecchio proposed selling Skinny Dipping Point to buy the Highvest property. Peg Vetter warned of restrictions that may be on the property. Bruce will give the proposal to the Planning & Development Committee for further discussion.

ARC Committee. As a consequence of the Sangalli lawsuit, it has become necessary for the POA to redefine the easement clause that is contained in the covenants. On the advice of an attorney retained by the Board this is being accomplished by “ a line in the sand letter.” *See attachment*

This is necessary to match the interpretation that the county uses to approve improvements to each owners lot. It also legitimizes the rules and requirements the ARC committee have used in the past since its inception in 2008. Since the left front and right front property pins on the outer lots in each circle are not the same distance from the road, the Board is allowing the lot owner to build to 10 feet from the road, as long as the closest pin is a minimum 10 feet from the road. *See attachment.*

Jack Sangalli suggested we not allow any part of a structure to be in common ground at the front of the lot. Rocky Kainz inquired as to the need for a vote on the proposed interpretation by the membership. Tony Tornatore explained the present county requirement concerning rear and front setbacks.

Gary Blackwell made a motion that the Board accept the letter from the attorney, and seconded by Peg Murray. The Board voted 3 – 0 to accept the “line in the sand letter” President Ridley did not vote.

Activities Report *See attachment.*

A: There were no comments on the annual evaluation of the Activities Committee and Joanne Shilling accepted another year as the committee chairperson.

B: Joanne presented the report for the Activities Account.

C: Joanne thanked Sandy Bowers for doing the Critter in the new format. She also thanked Ed and Helen Raynor for maintaining the Critter distribution boxes. Terry and Pam Boothsby will take over grilling for next season, Mike and Jan Seamans will be do the canteen and Gary and Joanne Shilling will handle the ice cream socials.

D: Some money from the Activities Account was distributed to the General Account because of tax issues.

9. Old Business

John Sims Report

A: The dog issues in I circle will be turned over to the our attorney for determining their legitimacy.

B: An emergency contact directory for residents is available at the office.

C: As of now Margaret will only control the front gate for renters. All owners will need to handle their own requests for visitor entry through the front gate.

Assessments are to be sent to Colley Financial address and not to the POA office address.

Trash Gondola Report - Still open.

Pool Discussion

A: Pool performance has been excellent despite the needed replacement of a metering device. When the system is inactive and regular chlorine needs to be added, pool users will be notified in case somebody is allergic.

B: Water meter – still open.

C: ADA lift device has been ordered costing \$4100.

Kitchen Upgrade Report and Request *See attached report.*

Tony Tornatore presented the committees request to the Board and thanked the committee for its work. The cost of the project is being paid through the various funds donated by the Activities Committee. The Board voted 4 - 0 to allow the kitchen upgrade project to commence. Joanne Shilling thanked the Board for approving the kitchen upgrade request.

Tennis Courts Report *See attached proposal.*

Jim Lucey presented the estimates and timeline for the replacement of the tennis courts and the addition of 2 pickle ball courts. The following three options were presented:

1. Total replacement of just the two tennis courts.

2. The total replacement of the two tennis courts while simultaneously constructing two pickle ball courts.

3. The total replacement of the two tennis courts and adding two pickle ball courts at a later date.

After much discussion and member input the Board decided due to financial concerns to delay the repairs. A motion by Blackwell, seconded by Young, the Board voted 3 – 0 to table the proposal until July 2015, when after a phone conference at that time, the Board may move forward on the tennis court repairs.

Horseshoe Pit Discussion

Hap Lettner presented the proposal to build two new horseshoe pits behind the two present pits. Members will provide the labor and be reimbursed for the material. Estimated to be around \$1,000. Mario Colavecchio mentioned that the Planning Committee had the horseshoe pit expansion on their agenda.

10. New Business

Electric Tax Common Use Certification

Any electric use in the park that does not generate income is eligible for sales tax exclusion from the state. The Board is currently applying for this option.

Workman's Compensation Insurance

Due to the inability to obtain employee insurance, we have had to use an employee leasing service who will do the payroll and provide the compensation insurance. This will result in additional cost.

Sandy Bowers

Sandy thanked the membership on behalf of the 2015 Annual Fish Fry and Ladies Circle of Friends for their support of homeless veterans in the County. Money donations were given to the Veterans Food Pantry and the Veterans Assistance Council. Food and personal care items were given to the Homeless In The Woods program

2016 Board of Directors Election Timeline *See attachment.*

11. Member Comments

A. George White commented on the condition of the road leading to the trash dumpsters.

- B. Jack Sangalli thanked Bruce Ridley for his efforts in the lawsuit mediation settlement.
- C. Dick Heinbach asked that if the Board files any lawsuit against a member, that the Board discuss and vote on any litigation and to keep the membership informed. He also suggested that any future buyer be informed by the seller of the covenants that exist in Camp Florida.
- D. Marilyn Quigg addressed the need for owners to pick up after their pets.
- E. Norm Rechtman stated that he will be clearing the water grass from the beach area again this year.

12. Board Member Comments and Adjournment

- A. Gary Blackwell - none
- B. Peg Murray passed on the thanks from Diane Snyder to Mike Cadden for Work on repairing the bulletin boards and to Steve Trice for repairing Fish cleaning station.
- C. Bruce Ridley Have a good summer.
- D. Rich Young Have a good summer.

Motion by Young, seconded by Murray to adjourn. Motion passed.
Meeting adjourned at 3:15 PM.

Respectfully submitted,

Rich Young

Attachments:

Lawsuit Settlement Agreement
Treasurers Report
Letter from Lawyer
Interpretation of Covenant 16
Activities Account March 31, 2015
Kitchen Upgrade Committee Report
Tennis Courts Replacement Costs Proposal
2016 BOD Election Timeline

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR HIGHLANDS COUNTY, FLORIDA

CASE NUMBER: 2012-833 GCS

CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.,

Plaintiff,

vs

JACK S. SANGALLI,

Defendant.

SETTLEMENT AGREEMENT

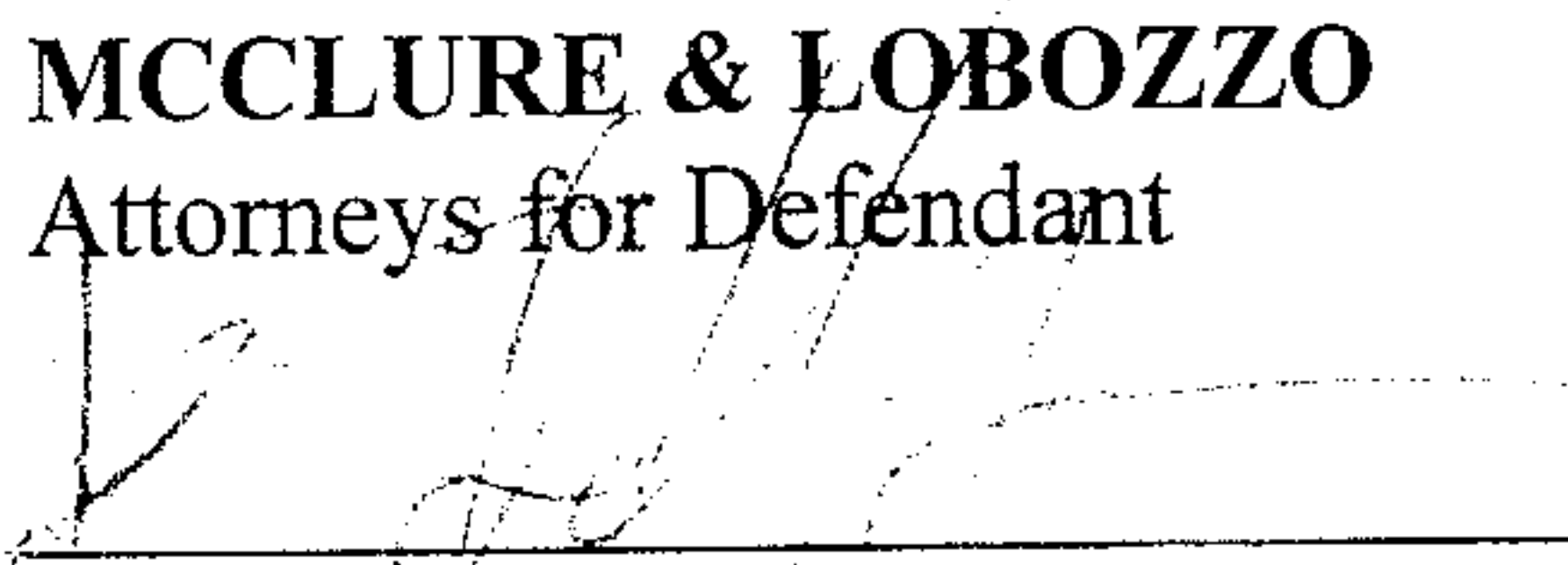
THE PARTIES to the mediation on 20 March 2015 enter into the following agreement.

1. Plaintiff shall pay Defendant \$3,000.00 by check within fifteen (15) days of the date hereof.
2. In the event that the subject carport extension or concrete extension is ever required to be removed or repaired, Defendant agrees that he will be responsible for all costs incurred for such removal or repair.
3. The parties agree that the carport extension was constructed without approval.
4. The parties agree that the settlement agreement is not confidential.
5. Each party will pay their own attorney fees and costs except for the sums specified in Paragraph 1 above.
6. If either party has to enforce this agreement, they are entitled to attorney fees.
7. The Plaintiff will file a dismissal of this action with prejudice within twenty (20)

days from the date of this agreement.

DATED this 20th day of March 2015.

MCCLURE & LOBOZZO
Attorneys for Defendant

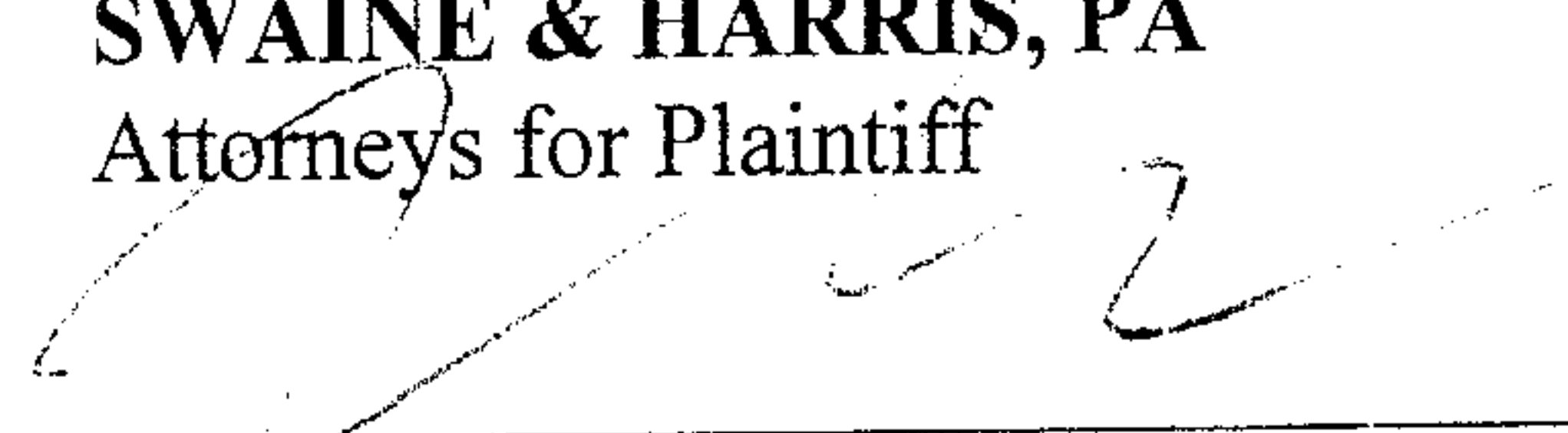


James V. LoboZZo, Jr.
Florida Bar Number 274178
211 South Ridgewood Drive
Sebring, Florida 33870
863.402.1888 – Telephone
863.471.0751 - Telecopier



Jack S. Sangalli

SWAINE & HARRIS, PA
Attorneys for Plaintiff

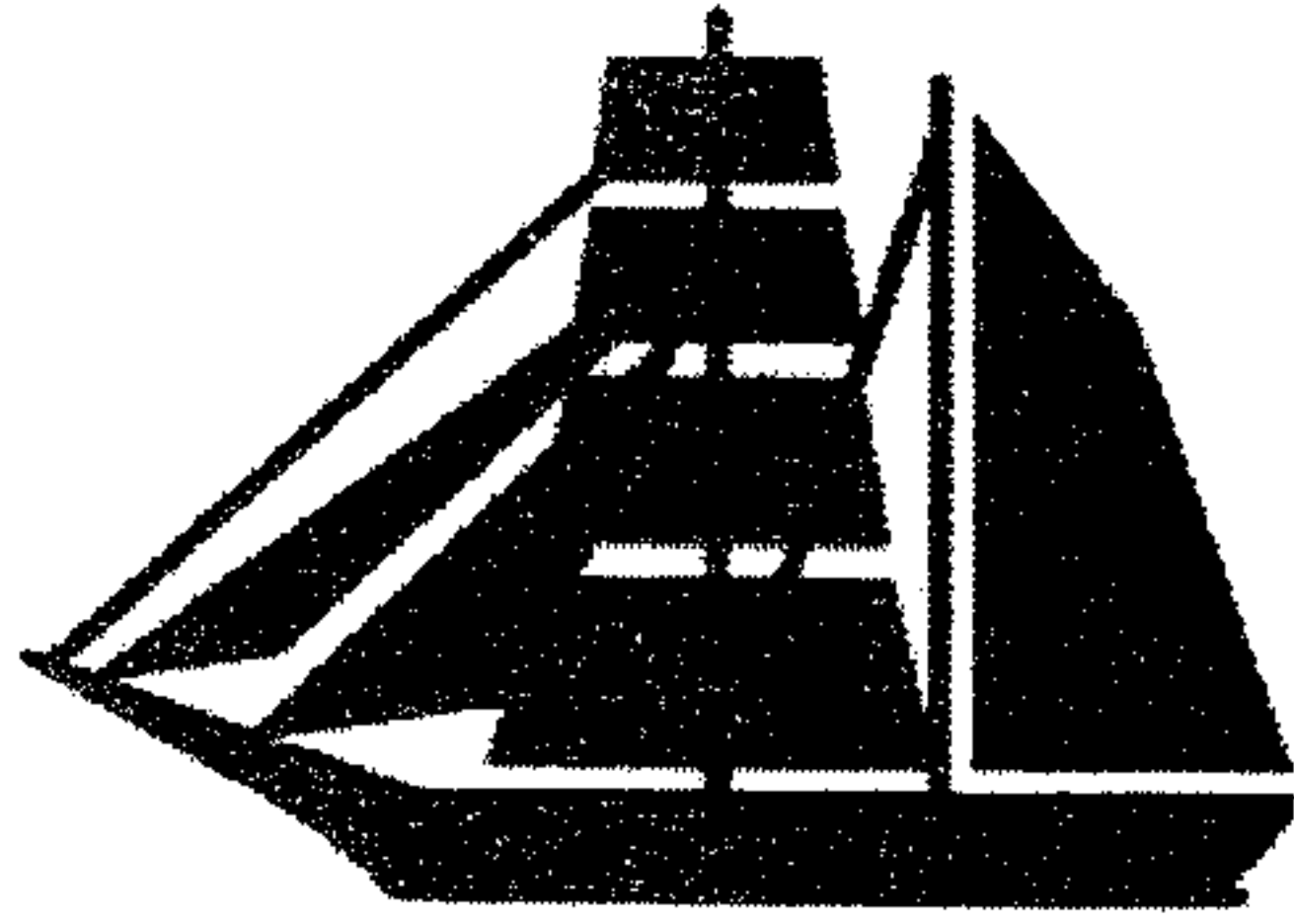


Scott R. LeConey
Florida Bar Number 382530
410 Dal Hall Boulevard
Lake Placid, Florida 33852
863.465.2188 – Telephone
863.465.6999 - Telecopier

**CAMP FLORIDA PROEPRTY OWNERS
PROPERTY ASSOCIATION, INC., a
Florida corporation,**

By: 

Bruce Ridley, President



HARBOR[®] COMMUNITY BANK

Banking the way it used to be.

Home

4/1/2015 1:08 PM (Refresh)

Favorite Accounts (Edit)

Favorites [Groups](#)

Account Nickname	Current	Available
General account	64,792.49	62,762.55
Activities NOW Account	33,388.60	33,336.81
account closed - Money Market		
Road Reserve Savings	61,393.82	61,393.82
Money Savings		
Unrestricted Maintenance Reserve Savings	169,119.00	169,119.00

45,000

Review Transfers

Review [Transfers](#)

Fund Transfers

There are no transfers awaiting approval.

Transfer Funds

Internal

Template

Internal Transfer ▼

From Account

account closed - Money Market ▼

To Account

account closed - Money Market ▼

Amount

0

Date

04/01/2015

Handling Instructions (optional)

Begin transfer

[Go to Transfer List](#)

Positive Pay Import

Info: No templates defined.

[Launch Positive Pay](#)

Quick Launch

[Bill Payments](#)

SWAINE & HARRIS, P. A.

ATTORNEYS AT LAW

BERT J. HARRIS, III
J. MICHAEL SWAINE
KIMBERLY L. SAPP
ROBERT S. SWAINE
SCOTT R. LECONEY
THOMAS J. WOHL
DANIELLE L. BREWER

425 SOUTH COMMERCE AVENUE
SEBRING, FL 33870-3702
(863) 385-1549
FAX: (863) 471-0008

401 DAL HALL BLVD.
LAKE PLACID, FL 33852-6561
(863) 465-2811
FAX: (863) 465-6999

www.heartlandlaw.com

PLEASE REPLY TO:
LAKE PLACID
SEBRING

April 2, 2015

Primary: scottleconey@heartlandlaw.com
Secondary: officelp@heartlandlaw.com

Dear P.O.A. Member:

I have been retained by the Board of Directors of Camp Florida Property Owners Association, Inc. ("Board") to interpret certain aspects of the Camp Florida Declaration of Covenants and Restrictions.

Camp Florida is a community that is subject to restrictions, including those contained in the Declaration of Covenants and Restrictions ("Restrictions"). The Camp Florida Property Owners Association, Inc. ("Association") through its Board is empowered and obligated to enforce these Restrictions in order to protect the property values and quality of life.

As you may be aware, due to past practices of less than adequate enforcement of certain Restrictions, it would be impractical to attempt to compel residents of the community to undo many of the existing violations of the Restrictions.

The Board has previously notified the members of the Association of their intent to enforce the Restrictions. Based on recent litigation attempting to enforce those Restrictions, it came to light that there was approval given for the building of improvements into the easements along the side, front and back of the lot lines, of several owners. It is my opinion that these improvements were in violation of the Restrictions.

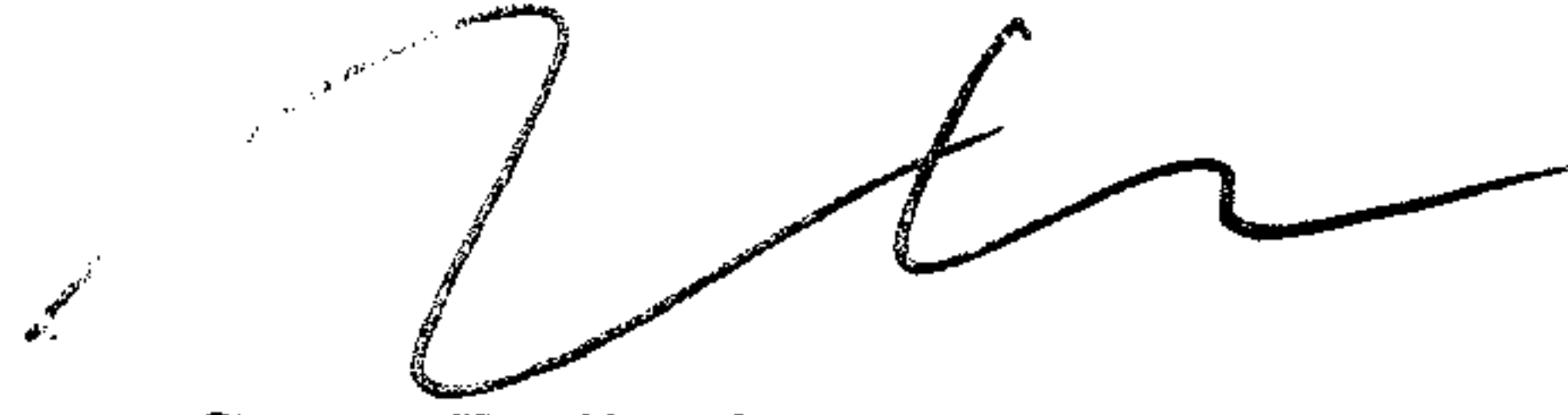
That said, I have advised the Board that it does have the ability, right and obligation to obtain enforcement of the Restrictions on an ongoing basis against all new violations, after notice is given.

This is what is called "a line in the sand letter" to the residents of Camp Florida. Please be advised that the Board will take all steps necessary for the enforcement of the Rules, Regulations and Restrictions governing the Camp Florida community that occur and come to the attention of the Board at any time after the date of this letter, subject to certain conditions as set forth below.

The Board will also pursue enforcement against any other violations which can be distinguished from the past violations.

Please comply with all of the Restrictions, Rules and Regulations, including those set forth above, strictly and without exception. If you become aware of a violation, please inform the Board of Directors with the address, date and description of the violation.

Very truly yours,

A handwritten signature in black ink, appearing to read 'SRL', written in a cursive style.

Scott R. LeConey

SRL/lw

CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.

INTERPRETATION OF COVENANT 16

Covenant 16 states: "An easement of five feet (5') is reserved along the side line of each lot and Ten Feet (10') along the front and back lines of each lot for the installation and maintenance of utility services, and said easement may be used by the Developer or its successors and assigns for such installation and maintenance, as the case may be."

The County does not recognize setbacks in the rear if the adjoining property is common ground and will not ever nor can ever be used for building of structures. This is the case in our situation. We cannot allow nor will we ever allow, building in the common ground. Our covenants and by-laws prohibit us from doing so.

Therefore, our Architectural Committee is hereby given permission and authorization, to approve building to the rear line, as the Owner, so decides. Rear line exceptions are that the owner must build no closer, roof line to roof line, than 10 feet (10') from P.O.A. structures (such as a circle bath house).

Additionally, the front limit will be established as 10 foot (10') from the edge of the road. The side line easement of five foot (5') will be enforced as stated above.

Bruce Ridley-President

Peg Murray-Vice President

Richard Young-Secretary

Diane Snyder-Treasurer

Gary Blackwell-Director

Date executed _____

ACTIVITIES ACCOUNT AS OF MARCH 31, 2015

COMMITTED MONIES TO KITCHEN PROJECT	
BOOSTERS	\$3,000.00
PANCAKES	\$1986.50
50/50	<u>\$1,530.00</u>
COMMITTED MONIES FOR KITCHEN PROJECT	<u>\$6,516.50</u>
COMMITTED MONIES	
MUSIC & STAGE COMMITTEE	\$ 3064.99
TALENT SHOW COMMITTEE	\$ 790.57
BOWER'S FISH FRY	\$ 859.42
SUNSHINE FUND	\$ 338.76
DECEMBER 7 TH MEMORIAL	\$ 338.76
ROUND DANCING	\$ 467.00
SEASON PASS SALES	<u>\$ 3,260.00</u>
COMMITTED MONIES	\$ 9,119.50
COMMITTED MONIES TO KITCHEN PROJECT	<u>\$ 6,516.50</u>
TOTAL COMMITTED MONIES	\$15,636.00
START UP MONIES-NON COMMITTED	<u>\$15,402.15</u>
CHECKING ACCOUNT BALANCE	\$31,098.15
BEGINNING BALANCE IN CHECKING ACCOUNT	\$15,462.15
PETTY CASH (3 BANKS FOR ALL ACTIVITIES)	<u>\$ 880.00</u>
	\$16,342.15

April 2, 2015

First of all, I would like to thank the committee for their ideas and support of making Camp Florida a better place to live in. I would like to personally thank Bob Young and Mario Colavecchio for doing a great job in putting together the kitchen package.

The Planning and Improvement Committee is requesting the P.O.A. Board to approve the purchase of the following kitchen package.

1 – 72 cu. ft. 3 door freezer

1 – 72 cu. ft. 3 glass door refrigerator

1 – 72 cu. ft. solid door refrigerator

1 – 60" 10 burner, 2 oven commercial L P gas stove

These items total \$16,572.37 which includes all taxes and delivery. You have the specs and pictures of each item.

There is an additional estimated cost for installing the propane and tank to the new stove would be approximately \$1,500.00.

We would also like to have your approval to purchase a 23 cu. ft. glass swing door cooler for the replacement of the large coke cooler to make room for added space in the kitchen. The cost of this is \$1,461.75 including tax and delivery. This would free us from being committed to coke and could have an assortment of soda products.

Please note that the donations that have come in for the improvement of the kitchen would cover the cost of all the above items.

The committee would also like to request the board to hire a qualified construction company to do the following.

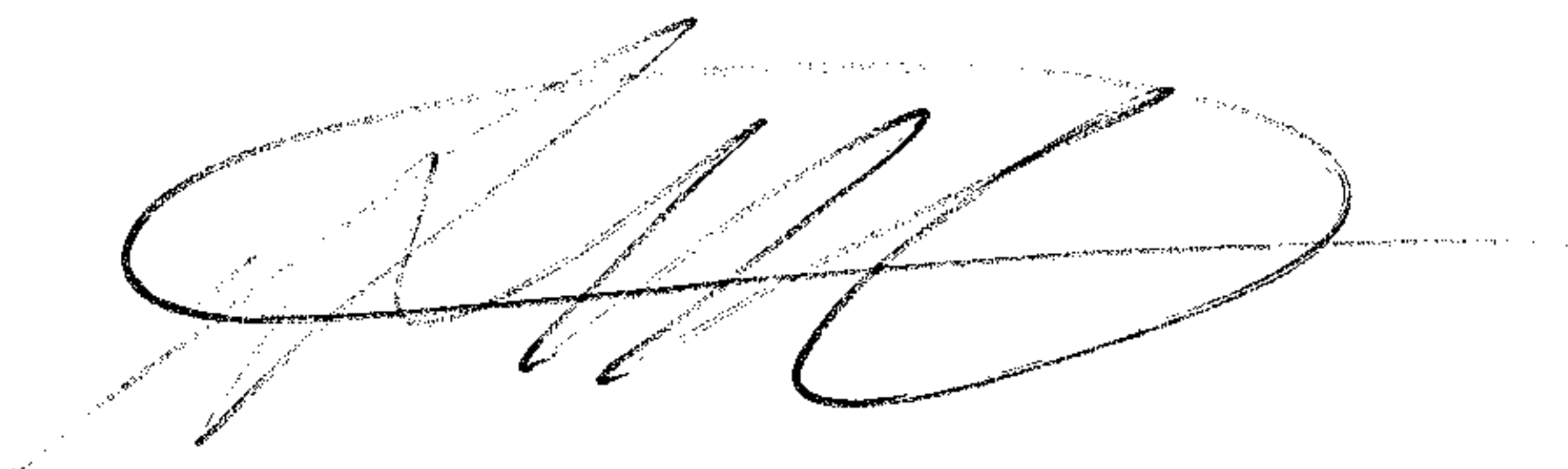
1 – Repair or replace the folding ladder to the area above the kitchen

2 – Fill in the open area between the grilling kitchen and the laundry room in the pool house with a large sliding window.

3 – Build cupboards or open shelves as needed in the kitchen area to be used for storage of kitchen material and supplies.

4 – Make or install a large rack above Center Island to hang all pots, pans and covers to make room in cupboards for other kitchen materials.

Submitted by Tony Tornatore

A handwritten signature in black ink, appearing to read 'Tony Tornatore', written over a horizontal line.

Chairman of the Planning and improvement Committee.



PROPOSAL

DATE: 3/31/15

Camp Florida Resort
100 Shoreline Dr.
Lake Placid, FL 33852

SECTION 1:

SITE PREP: Remove chain link mesh and store for reinstallation. Remove and dispose of all existing asphalt. Rework existing base material, compact and set to proper grade.

NOTE: Price is based on adequate limerock under asphalt. This will not be fully determined until asphalt is removed. At that time, the limerock will be examined to determine if more work is needed to build a proper base which would lead to additional costs to owner. Core drilling areas of the court to determine adequate base before construction is begun is also possible, again, at additional costs to owner.

PAVING: Paved area to be 109 ft. x 121 ft. and to slope all in one plane at a rate of 1" to 10'. Provide and install type S3 recycled asphalt, compacted to 1 1/2" thick, over the base. Corners of paving to be **angled**.

*Note: See Section 5

FENCING: Paint all existing framework and reinstall existing chain link mesh.

NETS AND POSTS: Provide and install **two (2)** pair of semi-permanent net posts complete with ratchet reels. Each post set in 2' x 2' x 3' concrete foundations. Provide and install **two (2)** synthetic cord tennis nets with center anchor and center tie strap.

PATCHING: Flood courts with water, and after surrounding areas have dried, patch all areas that hold water over the thickness of 1/16" with court patch mix as manufactured by California Products Corporation.

SURFACER: Apply over the paved area **two (2)** coats of Acrylic Resurfacer as manufactured by California Products Corporation.

COLOR COAT: Apply over the paved area **two (2)** coats of Fortified Plexipave tennis color coat as manufactured by California Products Corporation. NOTE: (Fortified tennis color provides a longer wearing surface, and a slower playing court.)

LINES: Then line courts with regulation tennis markings in white textured paint and regulation pickleball markings in blended textured paint as manufactured by California Products Corporation.

SECTION 2:

Our base price for the reconstruction of **two (2)** tennis courts, as noted, is the lump sum of **Forty Seven Thousand Nine Hundred Fifty Six and 00/100 dollars (\$47,956.00)**. Price subject to change after 30 days.

Job to be invoiced as stages are completed.

Final Payment: Upon completion and acceptance of the tennis court work, and upon contractor furnishing to Owner the required releases of lien.

*Insurance Certificates and Licenses Provided Upon Request *Any changes or additions to standard coverage at additional cost.*

BASE PRICE ACCEPTED _____

Signature

Title

Date

SECTION 3:

SITE PREP: Remove and dispose of existing sod on area where courts are to be built. Balance site and set to proper grade. Excess dirt from sub grade to be disposed of on Owner's property.

PAVING: Additional paved area to be **65 ft. x 69 ft.** and to slope all in one plane at a rate of 1" to 10 ft. Provide and install **6"** minimum thickness of compacted lime rock base and a **1 1/2"** thick surface course of type S3 recycled asphalt over the base. Corners of paving to be **square.**

***Note: See Section 5.**

FENCING: Fenced area to be **64 ft. x 68 ft.** Corners of fence to be **square.** Fencing to be all **8'** high with **one (1)** 4' x 7' gate in new fence and **one (1)** 4' x 7' gate into tennis courts. Corner and terminal posts **3"** O.D., line posts **2 1/2"** O.D., schedule 40 galvanized pipe. Top and brace rails **1 5/8"** O.D. tubing. Provide and install #9 gauge vinyl coated tension wire at bottom of all fencing. Chain link mesh to be **1 3/4"** (9) gauge finish vinyl coated. All posts, rails, fittings to be painted with two coats of acrylic paint.

NETS AND POSTS: Provide and install **two (2)** pair of semi-permanent pickleball net posts complete with ratchet reels. Each post set in a pvc sleeve in a 2' x 2' x 3' concrete foundation. Provide and install **two (2)** synthetic cord pickleball nets.

PATCHING: Flood courts with water, and after surrounding areas have dried, patch all areas that hold water over the thickness of 1/16" with court patch mix as manufactured by California Products Corporation.

SURFACER: Apply over the paved area **one** coat of Acrylic Resurfacer as manufactured by California Products Corporation.

COLOR COAT: Apply over the paved area **two** coats of Fortified Plexipave pickleball color coat as manufactured by California Products Corporation. NOTE: (Fortified pickleball color provides a longer wearing surface, and a slower playing court.)

LINES: Then line pickleball courts with regulation markings in white textured paint as manufactured by California Products Corporation.

SECTION 4:

Our price for the construction of **two (2)** pickleball courts, as noted, is the additional lump sum of **Twenty Four Thousand Nine Hundred Sixty Six and 00/100 dollars (\$24,966.00).** Price subject to change after 30 days.

NOTE: This price is good only if accepted to complete along with tennis court work.

Job to be invoiced as stages are completed.

Final Payment: Upon completion and acceptance of the pickleball court work, and upon contractor furnishing to Owner the required releases of lien.

*Insurance Certificates and Licenses Provided Upon Request *Any changes or additions to standard coverage at additional cost.*

BASE PRICE ACCEPTED _____

Signature

Title

Date

SECTION 5:

A. WORK NOT IN CONTRACT TO BE DONE BY OWNER OR OTHERS:

- 1) Furnish any needed water or electrical power as may be required.
- 2) Do any grassing around perimeter of courts.
- 3) Furnish any needed permit (or cost of). (The Nidy Sports Construction Company is qualified to sign for any permits.)
- 4) Suitable stabilized access road for delivery of all material to the courts.

B. Please be advised that in certain areas of the state of Florida there is the possibility that foreign materials

To: Bruce Ridley, Board President
Peg Murray, Board Representative to the Search/Election Committee

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

Subject: 2016 BOD Election Timeline

Date: March 23, 2015

Dear Bruce,

The Search/Election Committee submits the following Timeline for conducting the POA Board of Directors election for the 2016 voting cycle.

December 1, 2015

A letter is included with the Board mailing of Assessment notices notifying the POA membership that the Search/Election Committee is seeking Letters of Intent from the candidates who intend to run for office. Notices be posted throughout the park informing home owners of the Board openings.

January 29, 2016

Final day to accept Letters of Intent from prospective candidates

February 6, 2016

Mailing/delivery to all POA members containing the following:

- Copies of candidate letters of introduction
- Notice and date of the Annual Members Meeting, Meet the Candidates Forum and Board of Directors Election
- Proxy Form with explanation
- Voting instructions

February 20, 2016

Annual Members Meeting, Meet the Candidates Forum and voting for the POA Board of Directors

Key date that needs to be placed on the Board's calendar, clubhouse use calendar and Activities calendar is as follows:

February 20, 2016 – Annual Members Meeting beginning at 10:00 AM and continuing until all business is completed

Thank you.

The Search/Election Committee

CC: Gary Blackwell, Diane Snyder, Rich Young