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Approved
Larry Oser

TOWN HALL MEETING OF JANUARY 18, 2010

Meeting opened at 2:00 pm

Pledge of Allegiance was recited

Roll call; President Larry Oser, present, John Lovelette; present, Robert Anderson; present, Donna Units; present, John Johnson; present

Jim Lucy, 1/28/2010 deadline for nominations for board of directors

Donna Oser, informed all present of actives going on in park.

Robert Anderson inform of balance in activities fund of \$13,500

President read letters and notices:

- Notice of hearing to Highvest and POA consideration of mediation meeting
- Notice of Hearing, on receipts, income and expenses.
- Letter from attorney on the Notice of Hearing consideration of Hearing, also an opinion on voting of director of the POA. Per attorney Highvest cannot vote in the next election.
 - Conversation with attorney representing the POA concerning the GeoDev lawsuit for \$5000 from the POA .
 - Employee compensation, one employee a \$1.00/hr & one \$.50/hr
 - Estelle Whittaker is on the mend and doing wheel.
 - POA booklet and give John Johnson any changes in phone booklet.
 - Pool heaters, one has failed and estimates from several companies to replace the failed unit.
 - Pool leak, found 2 leaks, found a leak and lost 10" of water over the weekend.
 - Budget shortfall of \$50,000, a John Lovelette letter on budget. Buy a less expensive lawn mower. Lawn mowing. Disconnect cable in pool house and club house, shut off hot water to all shower houses and laundries. (See attached)
- Jack Akin - what does the \$50,000 from Highvest cover? John Lovelette responded that Highvest wants it to cover 100% of the liens so a new buyer would not have to pay them.

-Peg Murray How is the road to the dumpsters coming.

-Sandy Bowers, Please explain why 235 properties would pay and not 397. Larry explain that all 397 lots would be assessed, but only expected 235 to pay, but the assessed extra money would be returned if bank started paying or Highvest would assess thru our liens.

Larry Oser three options to look at?

-1 \$50,000 from Highvest 2 vote

-2 Borrow \$60,000 from Bank 5 votes

-3 Special assessment of \$144 . and elimtate per attached list approx. 100 votes

-Bob Pernod, all units in this park have restrooms and do not need the bath houses open..

-Madelyn Colavecchio, layoff our maintenance men and save money and hire them back at later date.,

-Dick Heinbach, need to look more long range on our budget, and if we do not get a favorable court decision we will be back for more money.

-Judy Kreuz, what will happen to the office building and we do not know what will happen to it.

-George White, please keep open the pool and do the rest of the shut downs

-Bob Anderson do we need to look at revising the pool budget

-Robert Sargents, keep pool open because renters and owners need to have it open.

-Lorraine Young shut the pool until we have all our problem solved

-Chuck Goforth - can we buy the park, we did it at another park.

-Larry made a closing statement and thanked all for coming.

Andrew B. Jackson

Attorney at Law
P. O. Box 2025
(150 North Commerce Avenue)
Sebring, Florida 33871-2025
Phone: (863) 382-3686
Fax: (863) 382-1509
email: ajackson@digital.net

January 15, 2009

(Confidential)

Via Fax: (863) 699-4063

Mr. Larry Oser, President
Camp Florida Property Owners Assoc, Inc
231 Shoreline Drive
Lake Placid, Florida 33852
(Tele: 859-333-6581)

Re: Election of Directors/HighVest Foreclosure

Dear Larry,

I am enclosing a copy of High Vest's Notice of Hearing requesting the court to require mediation. The Bank has files an Emergency Motion to have the rents be deposited in the Court's Registry and the judge has agreed to hear the motion on January 25, 2010. I am enclosing a copy of the Notice of Hearing. To date I have not heard anything back on the Bankruptcy proposal.

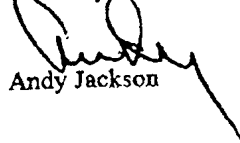
Concerning your question about election of directors, FS 720.307 provides that:

The "developer" is entitled to elect at least 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 phases of the community. After the "developer" relinquishes control of the homeowners' association, the "developer" may exercise the right to vote any developer-owned voting interests in the same manner as any other member, except for purposes of reacquiring control of the homeowners' association or selecting the majority of the members of the board of directors.

The only question that could arise, Is High Vest the "developer" or just a member owning a large number of lots? High Vest has acted a developer for purposes of electing or appointing directors in the past. The statute would prohibit High Vest from using their votes to elect a majority of the board of directors.

Have a good weekend. Maybe things will get back to normal in a couple of weeks.

Sincerely



Andy Jackson

enclosures as stated

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

RIVERSIDE NATIONAL BANK
OF FLORIDA,

CASE NO. 09-1511-GCS

Plaintiff,

-vs-

HIGHVEST CORP.; et al.,

Defendants.

NOTICE OF HEARING

TO: PATRICK F. HEALY, ESQ.
GRAY ROBINSON, P.A.
Attorneys for Plaintiff
1795 West NASA Boulevard
Melbourne, FL 32901

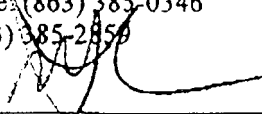
ANDREW B. JACKSON, ESQ.
Attorney for CAMP FLORIDA PROPERTY
OWNERS ASSOCIATION, INC.
Post Office Box 2025
Sebring, FL 33871

PLEASE TAKE NOTICE that on **Wednesday, March 24, 2010 at 11:00 a.m.**, the undersigned will bring on to be heard the Defendants' Motion to Compel Mediation before the Honorable Olin W. Shinholser, Circuit Court Judge, Highlands County Courthouse, 430 South Commerce Avenue, Sebring, Florida.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, IF YOU ARE HEARING OR VOICE IMPAIRED, CALL FLORIDA RELAY SERVICE 711

I HEREBY CERTIFY that a true and correct copy of the foregoing was furnished via facsimile and First Class Mail to the above named addressees this 18th day of December, 2009.

CLIFFORD R. RHOADES, P.A.
2141 Lakeview Drive
Sebring, Florida 33870
Telephone: (863) 385-0346
Fax: (863) 385-2850

By: 
Michael L. Keiber, Esq.
Florida Bar No: 0620610

cc: Client
Judge Olin W. Shinholser
w/copy of Motion

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

RIVERSIDE NATIONAL BANK OF FLORIDA,

CASE NO. 09 1511 GCS

Plaintiff,

Judge Olin W. Shinholser

v.

**HIGHVEST CORP., SEAVEST CORPORATION,
ANBETH CORPORATION, ELIZABETH
COZIER, RONALD ANTHONY COZIER AND
CAMP FLORIDA PROPERTY OWNERS
ASSOCIATION, INC.,**

Defendants.

NOTICE OF HEARING

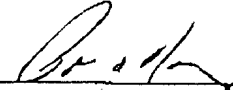
YOU WILL PLEASE TAKE NOTICE that a hearing has been scheduled by attorney for Plaintiff, RIVERSIDE NATIONAL BANK OF FLORIDA, on Riverside National Bank's Emergency Motion for Rents, Issues and Profits to be Deposited in the Court's Registry, before the Honorable Olin W. Shinholser, Judge of the above styled Court, on Monday, January 25, 2010, at 10:00 a.m., at Highlands County Courthouse, Room B, 430 S. Commerce Avenue, Sebring, Florida 33870 (Time allotted. 30 mins.)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by U.S. Mail and facsimile transmission to: Clifford R. Rhoades, Esquire, Attorney for Defendants Highvest Corp., Seavest Corporation, Anbeth Corporation, Elizabeth Cozier and Ronald Anthony Cozier, at 2141 Lakeview Drive, Sebring, Florida 33870; and Andrew B. Jackson, Esq., Attorney for Defendant, Camp Florida Property Owners Association, Inc., P.O. Box 2025, Sebring, Florida 33871-2025; this 15th day of January, 2010.

GRAY ROBINSON, P.A.

If you are a person with a disability who needs any accommodation in order to participate in a proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please call the office of the Court Administrator, at 863-534-4690 within two (2) working days of your receipt of this notice. If hearing or voice impaired, call 863-534-7777.

By: 
Patrick F. Healy, Esq.
Florida Bar No. 0327311
1795 West NASA Boulevard
Melbourne, FL 32901
Tel: 321-727-8100
Fax: 321-984-4122
Attorneys for Plaintiff