

January 6, 2009

Subject: Minutes of Town Hall Meeting

President Larry Oser called the Town Hall (TH) meeting to order at 10:00 PM.

Larry introduced Donna Units to all as the member to the board from Highvest. Larry then told everyone who built the new covered bulletin boards: Mike Cadden, Frank Miller and Bruce Ridley. A big round of applause, THANKS GUYS!!! Larry then thanked Jim Lucey and Darrel Richards and all of the committee for their work with the Nominations/Elections which were just completed. Thanks for a job extremely well done.

Updates:

Laundry facilities: John Lovelette. Yesterdays hearing was cancelled...GeoDev wanted to strike some responses from the POA attorney...a new deposition being taken from John Lovelette on May 12, 2009.

Boat Ramp: Wheels of government turn very very slowly...letter from FDEP...want more info because a new person is handling this application. The new person is in the Ft. Myers office and we will have to submit this new info no later than May 28, 2009.

Mostly just minor items which will be completed sometime in the next two weeks. Also need a Conservation Easement and they have applied for one for our use. John will keep us up to date.

PRIMARY REASON FOR MEETING BEGINS HERE

Maintenance workers:

Fill out the form with your expectations of the employees what you've seen, what you expect, etc. Turn in the form...last page in hand out. DO NOT SIGN THIS FORM.

Discuss Option for Resolving Covenant/Restrictions Violations:

Larry covered all of the items on the hand out (copy attached and part of these minutes). The info written here relates to the written handout.

Option 1...Do Nothing...

Option 2...Enforce every Covenant violation that exists now. Attorney fees would make this option impractical.

Option 3...Most practical and requires input from POA members.

Existing Violations...items that Larry has seen that violate the covenants.

Proposals to Solve Violations...see attached for complete listing (written here are what Larry thinks)...**Signs** some should be allowed see attached....**Clotheslines**...removable umbrella types should be allowed. Nothing in writing...**Antennas** most should be ok either on top or side of rv also portables should be OK...**Storage Sheds**...Existing sheds should be allowed but need to be in storage area bound together and left for the "off" season...**Pets**...Members with pets in non pet area would sign form that pet cannot be replaced when pet passes, taking pets on rides should be ok, how can a pet get from the main gate if the covenants are followed exactly...**Enforcement of Use of Common areas**...have members remove items that are encroaching into the common areas, method to be determined...**Property Line Violations**...cannon fix easily, how can we move homes?

After this discussion Bob Anderson told everyone that he had the \$15,000 check from Highvest and will deposit it this afternoon. He also wrote a letter to Mr. Cozier introducing himself and that he was the new Treasurer. A copy of which is on the bulletin board. (Copy attached and part of these minutes)

Larry opened the meeting for questions from members:

Roxie

R Sargent: Is the \$10k discount on lots still in effect? John no, only good through Feb 2009.

L. Young: I speak for myself, not my husband, we just gave a round of applause for a gentleman who paid his late assessment...I think another round is in order for those of us who pay on time and in advance.

Peg Murray: People are not recycling cardboard...it goes in containers in the Sweetbay parking lot. Soon glass recycling will start...we should all try to get into the Green Movement.

J. Lovelette: Reliable sanitation wants only household trash in dumpsters. No construction materials should be disposed of here.

S. Keller: Lawsuit on washer/dryers? I thought Mr. Crozier was handling that...no, filed against POA and 5 board members. POA represented by attorneys through our insurance company from Lakeland.

B. Ridley: How will the enforcement of the "change" in covenants be enforced? Larry that depends on what members want. This will be done strictly as the members want...at a future meeting after the forms have been returned, etc.

Larry apologized for his reaction to the "letter" at the last meeting. Larry then informed members about the "letter" from last meeting...the infractions have been worked out by the individuals involved without any help from a BOD member.

D. Spencer: How will you get an accurate count on returned forms if they can be copied and used? Larry, we just have to "trust" that our members are honest and will not stoop to that level.

Rich Young: Can the current Covenants be rewritten? I am not real comfortable in drawing a line in the sand. Larry, in order to rewrite we need a 90% ok from ALL members for them to take effect. Probably not possible. If, we use the "line in sand" approach and members gained confidence in BOD and neighbors then we may be able to either get them rewritten. Thinking along same lines as Larry...eventually we should get there.

S. Church: A couple of things I don't like...Larry that is the type of items that need to be on the form...pleas put them there.

A. Harr: Are there any other commitments from Highvest on any of the other money they owe? No...What steps will be taken...we will continue to use the process that has been put into use...including the letter that I have written to Mr. Crozier.

Larry said that letters sent out to members that were 90 days past due...returned addresses refused...lawyer suggested that we use process servers in the future...that was the letters will get delivered...it will cost about \$30 per letter...Next week a lien will be placed and letters sent via process servers indicating that foreclosures will begin. How many are in this process? The same old 5 members...one is thinking about paying. Larry let him know but ??????

J. Johnson: Thank the BOD for all that they have done and the steps being taken to O improve our park. In the past only one Covenant has been enforced...who is going to undertake the job of "Deputy Dog"? Larry BOD members would be the DD's. Hopefully, neighbors will not have to turn in neighbors....things will get better IF all of us work together.

Town Hall meeting ended at 11:00AM.

Bob Young
Secretary

3/4/2009

Mr. Cozier,

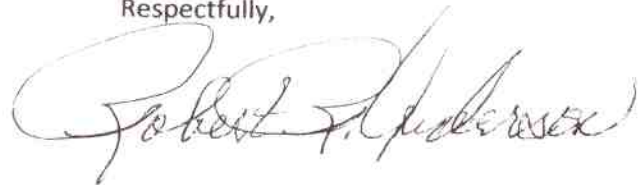
The purpose of this letter is to introduce myself to you. As a result of the recent Camp RV Resort Board of Directors election, I have been elected to the CFR BOD and to the position of Treasurer of the POA.

I shall work diligently to perform the duties with which I have been charged keeping in mind that everything that is proposed or that is accomplished is for the betterment of the current and prospective property owners. It is my feeling that the private property of the owners as well as the common facilities, amenities, and grounds of the park play largely into the decision to purchase or not to purchase by a prospective owner.

As you probably know, we have "Town Hall" meetings for the purpose of discussing issues that affect all property owners. There is such a meeting scheduled for this coming Friday, March 6, 2009 at 10:00 AM at the Lakeview Recreational facility. I would like to extend a personal invitation to you to attend that and all future meetings. Our agenda is not to make any person feel uncomfortable but more to work together to resolve issues that are beneficial to all property owners, including Highvest Corporation.

You, as the Developer and we as the POA, have the most unique RV park in south central Florida if not in the state. I look forward to working with you for the purpose of building on and maintaining that status.

Respectfully,

A handwritten signature in cursive script, appearing to read "Robert R. Anderson". The signature is written in dark ink and is positioned above the printed name.

Robert R. (Bob) Anderson