

# ASSOCIATION MEETING

FEBRUARY 20, 2019

The Association Meeting was called to order at 4:00 PM by President Jerry Williams. Jerry asked the committee to start the count of ballots for the purchase of a storage shed. A Quorum and Proof of Notice was validated by Ellie Kemp. All board members were present (President – Jerry Williams; VP – Ellie Miller; Secretary – Ellie Kemp; Maintenance – Mike Buuck; Treasurer – Sue Boone; Park Beautification – Jeanne Bremmer and Charlotte Shields). Mike Buuck made a motion to accept the minutes of the January 21, 2019 Association Minutes. Motion seconded by Ellie Miller. Motion passed 7-0.

## REPORTS:

President: Jerry Williams - No Report

Vice President: Ellie Miller – No Report

Treasurer: Sue Boone – No Report

Secretary: Ellie Kemp - No Report

Maintenance: Mike Buuck reported the 2017 Policy for Trailers calls for them to be roadworthy, licensed, and presentable. We are inspecting and notifying owners violating the policy. Leroy Lockrey is assisting with the process to maintain policy adherence.

Mike also reported that all TV's are fixed with an exception of a couple of isolated issues. The serviceman will be back in a couple of weeks for any follow-up required.

Mike asked if there were any questions regarding the storage shed. Cathy Bennett, Lot 354, asked if we were placing it on gravel or cement. What are we doing to protect the floor? Mike said the shed is on skids and the company recommends gravel as cement absorbs the moisture and hurts the floor. Bruce Miller explained there are 4 skids that are pressure treated and they will be on blocks to raise the base. Tom Muir, Lot 186/187, asked why we haven't got enough room in the current sheds. Mike said the current sheds do not allow for storage of yard sale property, pool chairs, and picnic tables in the off season. We have leaks and termites in one of the buildings. Anita Leafgreen, Lot 252, questioned why we are not fixing sheds or storage areas in need of repair. Mike Buuck said we need to get quotes on repairs or replacement for a long term solution. Paul Bennett, Lot 354, reminded everyone we're in a manufactured home park not a trailer or mobile home park. Mike Buuck says he has been questioned why we just don't build our own storage building. New code calls for engineered prints (>\$900) and permits (>\$100) that cost you over a thousand dollars before you even start. This building is Florida licensed and warranted. Paula Nicholson, Lot 260, asked what we are doing about termites in the wood storage building. Mike said previous quotes were over \$2700 – (Bug Man). We have not talked to our current contractor Jerry's Pest Control. Mike said the building has more issues than termites so we need to develop a plan as the buildings are over 30 years old with roof leaks and other damage. Janet Lockrey, Lot 221, reminded all that the storage shed would be funded by the Activity committee and would be no additional cost to owners. Skip Yust, Lot 312/313, said "what you are saying is that what we have is not big enough and dry enough".

Park Beautification: Jeannie Bremer - No Report

Activity: Ellie Miller – The Activity committee has approved \$280 for shuffleboard sticks and discs, an additional \$280 for more stackable chairs for the pool area, and \$480 for two more cabinets in the clubhouse to store all equipment. We need board approval so we can move forward pending availability of funds. She will request approval at the next board meeting.

New Business: None

Unfinished Business: None

Jerry Williams, President, asked the Ballot Committee to report voting results. Jeanne Kiergaard reported the ballot count totals were:

Yes = 127.75

No = 51.75

Discussion occurred about the 51% rule for approval. It requires 51% of the 258 lots or 132 votes to pass. Since only 127.75 yes votes were placed, the approval failed by 4.25 votes.

Jerry Walters, Lot 179, made a motion to adjourn the meeting and Mary Marr, Lot 149, seconded. The Motion passed 7-0. Meeting Adjourned at 4:19 PM.

Submitted by Secretary Ellie Kemp