

**FOREST PARK PROPERTY OWNER'S ASSOCIATION  
GENERAL MEMBERSHIP MEETING  
November 18, 2010**

The meeting was called to order by President, Becky Conrad at 7:00 p.m. followed by the Pledge of Allegiance to the Flag.

Roll call by Sharon Goudy, Secretary.

**Officers**

Becky Conrad, President	Present
Lee Fisher, 1 <sup>st</sup> VP	Present
Jan Orlando, 2 <sup>nd</sup> VP	Present
John Wright, Treasurer	Present
Sharon Goudy, Secretary	Present

**Directors**

Jim Arthur	Present
Bob Dickerson	Present
Nick Emery	Present
Don Griesey	Excused
Gene Murphy	Present
Sandy O'Brien	Present
Jim Ullrey	Present

Becky Conrad asked if there were any new FPPOA members in the audience. Mary Beth Schleter introduced herself. Mary Beth and husband Jim live at 825 Hollyberry Court.

**Documented attendance was 88**

**Secretary's Report: Sharon Goudy**

Dick Hettich motioned that the reading of the minutes of the October 28, 2010 be waived. Sherrill Wright seconded the motion and motion carried. The minutes will be filed for audit. A copy of the minutes are posted on the bulletin board and a copy is available in the office upon request.

**Treasurer's Report: John Wright**

Current figures represent January – October of 2010. John reported that we are working with PCS to get a format created for reporting.

As of October 31, 2010 assets totaled \$514,197.62

Note: This includes \$37,340 in pre-paid maintenance fees and an annual insurance payment of \$26,000 will be paid in November and it also includes the \$75,000 put aside for the maintenance shed and street sealing which was in the budget and not used. Figures are within our budget.

**Committee Reports**

**Secretary – Sharon Goudy**

**Office Records and procedures:** Community phone books were received today. They will be available at the office. The office is a work in progress. Waiver forms will need to be signed by members that want to have their names and numbers in the phonebook next year. Waiver forms will also be needed to allow us to use email addresses. Both forms will appear in the newsletter.

**Welcome New Residents & Renters:** Nancy Cooper and Sherrill Wright have been working with me to get the welcome packets ready for new residents.

**Senior Services:** Nothing new to report.

**Security/Neighborhood Watch:** The magnetic signs for Patrol are available. Sharon asked that you bring the old ones to exchange for the new ones. Becky Conrad recycles them. Ken Warner has the signs and there is plenty for everyone. Ken Warner stated that volunteers are needed to drive patrol in the evenings.

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**1<sup>st</sup> Vice President – Lee Fisher**

**Trash and RV Area** – Lee reported that Butch is finding branches placed for pick up that are not tied in bundles. Lee reminded members that all branches should be tied before setting them at the curb for pick up.

**Insurance** – Lee reported that FPPOA purchased a basic workman's comp package to cover our volunteers. Lee reported that he is researching the need for licenses for using copyrighted music.

**Legal & Mediation** – Bob Dickerson reported that the Legal Committee begins meeting next week.

**2<sup>nd</sup> Vice President – Jan Orlando**

**Grounds-** Jan reported that Don Griesey is still up North.

- 1 **Building Exteriors** – Entrance doors from the Shuffle Board and Pool areas need a special ramp designed and built to make it easier to enter the clubhouse. Kenny Brockert and Ron Moon will be working on the design.
- 2 **Building Interiors** – Sandy O'Brien reported that a new backsplash has been installed behind the triple sink in the clubhouse kitchen. A removable cover around the grease trap under the sink has been ordered. Jan stated that a contract for re-grouting and sealing the tile in the Activity Building bathrooms is being reviewed by the Board. Jan stated that it is everyone's responsibility to help keep the clubhouse and activity buildings clean.
- 3 **Outdoor Amenities** – Pickle Ball court equipment has been installed. Dave Small is giving lessons at 9:00 a.m. on how to play the game. Someone mentioned that the some of the trees in the mini golf area have been damaged by mowers. Becky Conrad reported that the Board is researching possible solutions to the issue.

**Streets, Ditches and Drains** – Nothing new to report.

Side note: Gene Murphy reported that the widows of Veterans were not invited to the Veterans' Day dinner this year. Gene motioned that the widows will be invited to the Veterans' Day dinner from now on. Motion carried by unanimous vote.

**Lakes and Canals** – Nick Emery reported that the diffuser on the pump in Hollyberry Lake was not working properly. Nick is meeting with Lake Masters Friday morning to get it fixed. Nick also reported that the canals are holding water and beginning to be a problem. Nick is meeting with someone on Friday to research possible solutions.

**Treasurer – John Wright**

**Budget & Planning** – The Budget and Planning meetings will continue for preparing the 2012 budget. Meetings will be held once a month in January, February and March.

There will be no increase in the maintenance fees for 2011. A copy of the fee schedule was given to each member along with a copy of the agenda.

Everyone attending the meeting was given a copy of a photograph depicting the clubhouse with and without the poles in the center of the building. The project of removing the poles was given the approval for an engineering study only last Spring. The project will be discussed at the Planning & Budget meetings in Jan, Feb and Mar of 2011. Some options for other projects were suggested by the membership and they were invited to attend the planning & budget meetings in Jan, Feb and Mar and to bring their suggestions and ideas.

The 2011 budget will be voted on at the December General Meeting.

**WI-FI** – There were several people that expressed concerns about the WIFI system. Doug Ford has done great

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job of keeping people up and running, however, many are still experiencing trouble with the system. It was suggested that a survey be taken by those using the system.

**Cable TV** – Jim Ullrey reported that FPPOA has hired a consulting company to research and negotiate TV reception options. Converged Services, Inc. consists of executives from the cable industry and they represent thousands of clients.

**Old Business**

Jan Orlando reported that the materials for building the new cleaning equipment storage area have been ordered.

Bob Dickerson thanked Becky Conrad and Nancy and Bob Cooper for the great appearance of the front entrance. Bob also mentioned that the new mini golf area also looks great. Becky Conrad thanked Gene Murphy for his suggestion of green light bulbs at the front entrance monument.

**New Business**

Becky Conrad announced that Lou Smith was appointed chairperson of the Nominating Committee. Judith Burkhead agreed to help Lou on the committee. Lou asked the membership to consider running for one of the four openings on the Board. Election Day will be Thursday, January 13, 2011.

Becky Conrad talked about the decision to hire Professional Community Services, Inc. to handle our accounting and record keeping. Florida law requires communities with more than \$100,000 in cash reserves to have a CAM Certified person handling our records. CAM stands for Community Association Management. PCS fills that requirement for us.

Becky Conrad stated that Neighborhood Watch needs volunteers. The lock-up committee is being dissolved because automatic locks have been ordered for the clubhouse and activities building. Becky also reported that she is meeting with an electrician on Friday to see about motion detectors to turn off lights that may be left on in both the activity building and clubhouse.

Becky Conrad reported that irrigation lines will be installed around trees in the mini golf area on November 30<sup>th</sup>.

Jim Ullrey is researching the options for locks on the pool gates. The pool is open from Dawn to Dusk.

**Health & Welfare** – **Mary Gibson** reported free blood pressure clinics will be offered from November through April. The new day is the 3<sup>rd</sup> Tuesday of the month. The bloodmobile will be here on January 12, 2011.

**Announcements**

Jasper the Veggie man will be in the park on Thursdays.

The next Board of Director's meeting will be Thursday, December 9<sup>th</sup>, at 9:00 a.m.

The next General Meeting will be December 16<sup>th</sup> at 7:00 p.m.

Fifty/Fifty drawing was held. Total amount to win was \$59 and won by Dick Gagner.

Meeting adjourned at 8:18 p.m.

Respectfully submitted

By: Sharon Goudy