

**FOREST PARK PROPERTY OWNER'S ASSOCIATION
GENERAL MEMBERSHIP MEETING
January 27, 2011**

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

Becky Conrad asked if there were any new members attending the meeting. Three new members were in attendance. David and Sheree Moore from Canada, Jerry & Judy Stringer from Nova Scotia, Canada and Sue Nickerson from New York introduced themselves as new members.

Documented attendance is 193 physically present members, 22 absentee voters and 41 proxy voters for a total of 256.

Roll call by Sharon Goudy, Secretary.

Officers

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

Directors

Jim Arthur	Present
Bob Dickerson	Present
Don Griesey	Present
Pete Lawrence	Present
Sandy O'Brien	Present
Jim Ullrey	Present

Speakers:

Janet Brewer
Sue Clark for Ike Zeitler

Becky Conrad thanked Gene Murphy for his years of services on the Board and welcomed Pete Lawrence, Sharon Goudy, Jim Arthur and Jim Ullrey to the Board.

Secretary's Report: Sharon Goudy

Minutes of the December 16, 2010 minutes were read. No corrections. The minutes will be filed for audit. A copy of the minutes is posted on the bulletin board and a copy is available in the office upon request.

Treasurer's Report: John Wright

December ending balance	504,500.00
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John reported that he is not able to give the annual Treasurer's report at this time.

Side note: Friday, January 28, 2011 at 1:00 pm is the deadline to pay maintenance fees on an annual basis and receive the discount.

President Becky Conrad presented the progress report of accomplishments for 2010. A copy of this report is attached to the official minutes as Exhibit A.

Becky asked Bob Geisler to report on a 2011 project he has been working on with the computer club. Bob reported that the website www.forestparkonline.com has been developed to give Forest Park a presence on the world-wide-web. Bob asked for volunteers from the various clubs in the Park to help with input on the new website. Becky stated that she will be contacting approved vendors for donations to be listed on that website as a link so members will have a resource for various services.

Becky Conrad introduced the 2011 Committee Organizational Chart and explained the various committees. A copy of the organizational chart is attached to the official minutes as Exhibit B. Copies are available upon request.

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Committee Reports

Secretary – Sharon Goudy

Office and Office Staff:

Nancy Cooper has volunteered to help with the office duties. Various data entry and filing needs to be done in closing out 2010 and setting up for 2011.

New Resident/Rental Welcomes:

The committee met on Monday to set up procedures for getting the welcome packets delivered to the new members and renters. Our goal is to get the packets delivered next week.

Senior Services:

The Men's Koffee Klatch was a roaring success. The next one is scheduled for February 11th and will be held the second Friday of March and April. The exercise class is also a success.

1st Vice President – Lee Fisher

Lee Fisher reported that the results of the vote on the pet issue were 61 votes to change policy and 188 votes to keep policy as is. Lee also stated that he was on a phone call with the Park attorney Lee Jay Colling just before this meeting and the advice of Mr. Colling was to accept the results of the pet issue vote as an advisory vote and work with the Board and Mr. Colling to develop a pet policy.

Trash and RV Area – Pete Lawrence reported that there are no available spaces in the RV area at this time. The compactor required service and has been repaired. Lee Fisher stated that he had planned to have a report on the volume of trash that was picked up in 2010, however, he stated that he did not have enough time to investigate and stated that he would have a report for the February meeting. Lee reported that Butch recommended the addition of Steve Dampier as an assistant for services and general handyman duties as needed. Steve replaces the two assistants previously working the trash service.

Insurance: Lee reported that Helen Hasler has agreed to join the Insurance Committee. Helen works at an Insurance Agency and is a welcome addition to the committee. Lee stated that the committee will be seeking bids from other insurance companies when our policy nears renewal time.

Legal & Mediation – Lee Fisher stated that this committee acts as a clearinghouse for issues and gives members the opportunity to resolve issues without going directly to the Board. If the Legal and Mediation Committee cannot reach a resolution then the issue may be brought before the Board.

Bob Dickerson asked permission to give the year end report for the Legal Committee. Bob's report is attached to the official minutes as Exhibit C. Copies are available upon request.

2nd Vice President – Jan Orlando

Grounds- Don Griesey reported that he is meeting with the company mowing our common areas on Friday. If they cannot reach an agreement regarding the protection of the trees when mowing, Don reported that bids will be sent out to replace the current vendor. Don reported that he received bids from three companies regarding installation of a well for use in the irrigation system around the clubhouse and mini golf

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areas. Don stated that according to all three vendors, the cost of the well would be repaid in 18 months to two years. The approximate cost of the well is \$5400. Don stated that Jan Orlando had researched adding an agricultural meter which would be less than what we are currently paying for water and sewer charges. However, we would still have to pay for water charges. Don reported that he is investigating a maintenance contract with H2O, Inc. to do routine maintenance on the sprinkler system that will cost \$185 every three months. Don reported that the top rail and lots of the barbed wire on the perimeter fencing needs to be replaced. Don is seeking bids for this project. Don reported that we are waiting for Tim's Tree Service to obtain the proper permits to allow them to trim the trees in the Park.

- 1 **Building Exteriors** – Jan Orlando reported that the installation of ramps at the entrances to the clubhouse is being investigated further. Jan reported that Jim Ullrey and Ron Moon received bids that were in the range of \$9,000. The matter will be discussed at the next Board Meeting.
- 2 **Building Interiors** – A new upright freezer will be ordered for the clubhouse kitchen. Jan stated that she is investigating maintenance contracts for the appliances in the activities building. Jan reported that she and Sandy O'Brien are meeting with a vendor to research the possibility of getting all needed cleaning supplies from one supplier. Jan reported that the bathrooms in the activities building were vandalized last weekend. The paper towels from the dispensers were taken out and placed in the wastebasket and flooded with water.
- 3 **Outdoor Amenities** – All in good shape

Streets, Ditches and Drains, Lakes and Canals – Jim Arthur stated that this is a new assignment and he will have a report next month.

Treasurer – John Wright

Budget & Planning – The Budget and Planning meetings will continue in 2011 to prepare the 2012 budget. John issued a plea to the membership to attend the meetings on the last Friday of January, February and March to give their input for future improvements. John reported that our roads will be needing to be re-done in the not too distant future and explained that the after operating costs and reserve deposits are removed from the maintenance fees, the remainder could be used for improvements.

WI-FI – Doug Ford reported that the WIFI system has been running slow lately and thinks that it may be due to residents using the free WIFI system to watch movies. This uses an extremely high bandwidth and will slow the system for everyone else. Doug will investigate and have a report for the February meeting.

Cable TV – Jim Ullrey reported that he talked to the CEO of CSI and learned that Comcast has renewed its interest in Forest Park and may be in direct competition with MDU. Jim reported that he is working on Channel 5 and 61. Channel 61 which shows the entrance to Forest Park is now run through the security cameras and Jim asked for input from members watching Channel 61. Jim reported that Keith Goudy has assumed the responsibility of maintaining the input on Channel 5 which contains information on activities in the Park.

Neighborhood Watch and Patrol – Jim Ullrey demonstrated the new automatic locking system that was installed on the clubhouse and activities building entrance doors. Jim reported that he is investigating the installation of motion sensor for lights in both buildings. Jim stated that the green tree stickers available in the Park Office needs to be on driver's side rear window of every resident's automobile so that the people on patrol at night know that you belong in the park.

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Old Business

None

New Business

None

Health & Welfare – Mary Gibson reported that 11 units of blood were donated in January. The next date scheduled for the bloodmobile is March 9th. Mary showed a flier inviting people to a seminar on Stroke Prevention to be held tomorrow. Mary asked if anyone was interested to see her for the information. The next blood pressure clinic is scheduled for 2-14-11 and will be the 3rd Tuesday of March and April at 9:00 a.m. Mary made a plea for nurses or anyone working in the medical profession to volunteer to help with the Health and Welfare Committee. Members were asked to call the office and leave a message for Mary or come to the clinic to volunteer.

President Becky Conrad called for announcements and Bob Howe stood up and asked about “New Business”. Becky Conrad stated that no new business was scheduled on the agenda. Bob Howe motioned that any contract with an account service company be presented to the membership for their vote in compliance with our By-Laws that require matters pertaining to the general business of the FPPOA or any request to do business with expenditures exceeding \$10,000 be brought to the general membership for a vote. (Article XIII-A3 and Article IV-C5). Since this is a motion not specifying any particular service company, it should be voted on by a raise of hands at the next general membership meeting notice and written ballot in selection of a particular company. Bob Lang seconded the motion and motion carried.

Announcements

Keith Goudy, President of the Social Club shared a list of upcoming events scheduled in the Park. Keith reminded the residents to check the calendar in the newsletter for dates and times.

Bernie Booth gave his views on PCS.

The next Board of Director's meeting will be Thursday, February 17th at 9:00 a.m.
The next General Meeting will be February 24th at 7:00 p.m.

Fifty/Fifty drawing was held. Total amount to win was \$106.50 and won by new member Sue Nickers.

Meeting adjourned at 8:50 p.m.

Respectfully submitted
By: Sharon Goudy

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Attachment A.

What this Board of Directors did in Forest Park in 2010

By: Becky Conrad, President.

The day after the election in Jan. 2010 we met with many past and present board members and committee heads to provide a smooth transition to the next era for Forest Park.

Siding was completed on the Main Club House

Built a Fitness Trail

Built a Miniature Golf Course.

Provided a Pickle Ball Court

Planted a Memory Garden with wooden benches

Residents Welcome Packet

Renter Welcome Packet

Set up an ARAC / Mediation /Construction Committee.

Met our CAM certification requirements per FL state laws – \$100,000 in budget or 10 units in park. This was accomplished thru the hiring of an outside accounting firm to monitor our monies being paid to us thru maintenance fees and invoices being paid. We hired Professional Community Service, Inc. a/k/a PCS. We hired PCS to get continuity of our record keeping plus to give us a website presence, they allow us the ability to pay online and directly to PCS. Or you can still pay in the office like you always have. They provide for us a web site with resident account information, meeting minutes, newsletters, and our governing documents.

We have implemented a purchase order system that has 6 steps of making sure the invoice is correct before it is paid.

We have joined CAI – Community Associations Institute. They guide us with current laws pertaining to Home Owner Associations in Southwest Florida.

Many Board members attend monthly meetings put on by the Southwest Florida Resident Owned Communities – SWFROC – This is like a think tank where we listen to other communities tell us what they have done to accomplish things within there park. And ask for help in solving problems. How have other parks handled situations? We share ideas and assist each other. This flows to FLAROC – Florida Residential Owned Communities which is an organization that takes our ideas and requests to the State Legislature in Tallahassee.

Our Accountant, Bill White, has just finished his term as President of CAI in Jan. and is now President of the FLA which stands for Florida Legislative Alliance. This keeps him up to date on all the laws governing Associations like Forest Park.

We have hired a new CPA and have instructed her to do an audit of our books.

This will put into place a Trinity that is required to keep the Board of Directors safe. The Trinity is having constant association with an Attorney, a CPA and a management company handling our accounts payable and accounts receivable (which includes accurate record keeping of our maintenance fees collections)

With our new accounting system we can more easily identify a member who is 90 days behind in their maintenance fees.

Filed liens on all those people.

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We created an official maintenance schedule for equipment and building interiors and exteriors.
The mop storage area was moved outside away from an inside closet.

Put in 3 new irrigation systems around the clubhouse, front monument and South Exercise Sections.

Tie Down Program was found for the park and many had their homes inspected for free.

Magnetic locks on doors of both clubhouses that did away with the lock up committee and freed up those people to help drive patrol.

Preparing the pool for magnetic locks also.

Through various clubs we have

Helped give cheer to people in the park

Gathered toys for Suncoast Kids

Continued to work with the Sheriff's Dept. through Neighbor Hood Watch Patrol and

Voice

We have enlisted the services of Converged Services Inc. which is a nationwide group that is looking into our Cable Television provider. They are talking with every company that provides Television service to this area in SW Florida and will negotiate a contract for us. Which we hope will be a better service for us in Forest Park. This involvement came thru our association with CAI, SWFROC, and PCS.

Our WiFi system is continually updated to provide free internet access service to all of Forest Park. There is a rapidly growing use of the Free internet service we have provided.

The legal committee faces new challenges every day and we've put in place a structure to handle complaints equitably.

We maintain relationships with attorneys who provide us advice on regulations and assist us in dealing with problems legally in the park. Residents should be proud of their contributions to these efforts by serving on committees and helping with reasonable compliance.

We cut a hole in the office wall and moved the big printer into the other room.

Purchased new lateral files so that all the records could be brought to one place.

We upgraded the computer system and bought a new color printer.

The budget and planning meetings in January, February and March are for all to see the how we reexamine and update our plans from the previous year and make recommendations for the current and future years.

We hope that all this will help keep Forest Park a safer place for our aging population.

We are also trying to keep ahead of our aging equipment and looking forward to what we can do to update Forest Park for the future generations that will be purchasing property here.

This board wants to thank you for giving to us the opportunity to serve you - the membership of Forest Park. It has been a pleasure.

This Board has shown Dedication, Perseverance and a Conviction to do what is best for you the membership of Forest Park.

FPPOA has a very strong management team that will continue to take FP into the next era.