

Forest Park Property Owner's Association, Inc.
General Membership Meeting
October 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. New residents in the park introduced themselves. Clifford and Susan Brant reside on S. Shrub. Ed and Nancy Criswell reside on Forest Park Drive.

Documented attendance is 63 at start of meeting.

Roll call by Mary Diaz for Jean Wilson, Secretary.

Officers

Becky Conrad, President	Present
Lee Fisher, 1 st VP	Present
Jan Orlando, 2 nd VP	Present
John Wright, Treasurer	Excused
Jean Wilson, Secretary	Excused

Directors

Jim Arthur	Present
Bob Dickerson	Excused
Pete Lawrence	Present
Janet Rutledge	Present
Jim Ullrey	Excused

Secretary's Report: Mary Diaz for Jean Wilson

Mary Diaz read the minutes from the General Membership meeting on April 21, 2011.

Jim Arthur motioned to accept the meeting minutes into official records. Lou Smith seconded. Motion carried.

Treasurer's Report: John Wright

John Wright will return next week and will provide updates on the budget and current financials.

Committee Reports

Secretary – Jean Wilson

Office and Office Staff:

no report

New Resident/Rental Welcomes:

no report

Senior Services:

no report

1st Vice President – Lee Fisher

Trash and RV Area –

Pete Lawrence reported that the RV storage area is full except for two small spots for a 6-8' trailer. There is a waiting list for spots. If anyone would like to apply for a spot, please contact the office.

Lee Fisher reported that we requested that Waste Pro to reduce trash pick-up to once per month over the summer to reduce costs. However, they informed us that this is not possible due to their contract with Lee County. Stroemer has advised that many communities have experienced similar issues with Waste Pro's billing, and they continue to monitor the bills. Last month there were 2 dry runs due to a vehicle parked in front of the gate. The vehicle was not parked on our property. Therefore we deducted the those charges from the bill.

Insurance- Lee Fisher introduced Sandra Chinault, our new insurance agent from Insurance Risk Management Services (IRMS). IRMS has issued the insurance policies for the park which include property, liability, automobile,

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accident, directors & officers, and umbrella coverage.

Lee reported that Florida Statutes now require associations to have insurance coverage for the total amount of funds under the control of the corporation. The renewal policy increased our crime/employee theft coverage from \$150,000 to \$600,000 for a minimal cost.

Legal and Mediation - The Legal Committee has not met over the summer months. The incoming Board of Directors will need to consider whether or not they will to continue to have a Legal Committee which has served the park well in the past.

Over the past year the Florida Legislature made substantial changes to the statutes governing homeowner associations. The existing By-Laws, drafted in 2006, need to be updated to bring them into compliance with these new laws. The By-Laws Committee, together with attorney Lee J. Colling, has attempted to incorporate those provisions applicable to Forest Park into the proposed new By-Laws.

Becker & Poliakoff provides periodic newsletters and updates on proposed and current legislation. They recently published two articles regarding challenges to pet policies. Last year the park voted to retain the existing pet policy. This is one issue which may need to be re-examined by the new Board as the policy could be found to be discriminatory. While the park's insurance covers discrimination claims, the coverage may be negated if the pet policy is found to be illegal. Please contact the office if you would like a copy of one these articles.

1st Vice President- Jan Orlando

Building exteriors-nothing to report

Building interiors- Jan Orlando reported that the refrigerator in the clubhouse was cleaned over the summer. The floors were maintained over the summer by Linda, Butch and Steve.

Outdoor Amenities- The well was installed at a cost of \$5,400.00. The first month after installation, the water bill decreased from \$269.00 to \$95.00 and the sewer bill decreased from \$358.00 to \$156.00. The significant savings will pay for the cost of the well installation.

Lee Fisher reported that the bocce courts have been resurfaced with Har-Tru annually at a cost of \$500.00 by Anchor Construction, which is no longer in business. Bids were obtained to resurface the courts and the best bid was \$1,500.00 from Sticks & Stones Landscaping. Sticks & Stones also provided a bid to remove the Har-Tru surface and replace it with concrete and outdoor carpet which will avoid having to spend funds each year to resurface the courts. Additionally the carpet is expected to last 3-5 years. The project included installation of 3 new drains in each court. The work is substantially complete (awaiting carpet order) and is expected to be finished by the end of next week. The total cost of the work is \$6,600.00.

Jan Orlando reported that she previously obtained bids to replace the swimming pool ranged from \$180,000 to \$200,000 for a pool approximately the same size as the existing pool. Fairview installed a new pool at a cost of \$180,000 which is comparable to our pool. This expense would require 2/3 of the park's reserve funds.

The Health Department has instituted new regulations which would apply should the park install a new pool. One of the requirements would be to install a new heating system. Two complete drain systems would also have to be installed. Compliance with these requirements could bring the total cost to replace the pool to \$250,000.

Jan reported that Tri-City Pools (which has serviced our pool for the last 12 years) submitted a bid this past April to

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resurface and repair the pool for \$26,000. We contacted Tri-City again recently and they agreed to honor that bid. Another bid was submitted by Designer Pools of Port Charlotte which was slightly lower.

Tri-City, which has serviced our pool for the last 12 years, performed an underwater inspection of the pool this afternoon at no cost. They typically charge \$250.00 per hour for this service. They advised that the coping does not need to be replaced and that it should last another 5-6 years. Tri-City also reported that there is a crack but that they expect it can be repaired at no additional charge.

Tri-City submitted a reduced bid at \$19,674. Designer Pools then submitted another bid approximately \$1,000 less than the Tri-City bid. Jan recommended accepting the Tri-City bid because we have an existing relationship with them which will also avoid having potential disputes between different contractors. The Tri-City scope of work will be posted on the bulletin board, and this will be presented for a vote at the November meeting. Tri-City is able to schedule the work for the first week in December and the pool will be closed for 5-7 days.

Jan reported that the pool hours sign verbiage had to be changed to state that swimming is permitted from "Dawn to Dusk," in accordance with state regulations. Night swimming is not permissible because there is not adequate lighting outside the pool. Installation of sufficient lighting is estimated to cost \$25,000.00 and would involve electrical engineers, etc.

Streets, Ditches and Drains, Lakes and Canals – Jim Arthur reported there was a hole on Hollyberry and the drain had to be repaired at a cost of \$1,500.00. Also the Peace Lake pump house needs to be refurbished. It needs a new lid and the drain system needs a larger hole and new pipes. Jim requested that no one turn off the pump as it is regulated by float switches.

Treasurer – John Wright

Budget & Planning – Becky Conrad reported that the budget will be included in the November newsletter.

WI-FI – Doug Ford reported the wi-fi lines worked well over the summer, although 3 power surges took out the RV area wi-fi service. There were 55 people using wi-fi over the summer and 175 people using wi-fi in season. The wi-fi speed was increased to 4 mps and the new 10 meg services should be sufficient.

Cable TV – no new reports

Neighborhood Watch and Patrol –

Becky Conrad reported that there was a golf cart stolen from Shrub Lane S. in the early morning hours of October 26th. The video cameras captured footage of a young white male approximately 16-18 years of age walking into the park and leaving on the golf cart. There are photos posted on the bulletin boards. The police believe they know who the perpetrator is and the video has been provided to the police. There have been a total of 3 golf carts stolen in the area within a 24-hour period (one in Forest Park), one of which has been recovered. Lou Smith reminded residents to lock up bikes and golf carts and remove the keys.

Lou Smith asked for volunteers for Neighborhood Watch. If you are interested please contact Dan and Sandy O'Brien. The Neighborhood Watch meeting will be on Thursday, November 10th at 1:00 p.m. Check the clubhouse, pavilion or activities building for location.

New Business

Lawn maintenance - Becky Conrad reported that yards (including ditches) need to be cut weekly during the summer months. There were numerous instances of yards being neglected and back yards with weeds 5-6 feet high.

Park Carport Sales – It was suggested at the last Board Meeting that one additional park carport sale be held between Thanksgiving and Christmas. This will be presented for a vote at the November membership meeting.

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By-Laws – Becky Conrad reported that members who attended the last Board Meeting suggested that attorney Lee J. Colling appear at another informational meeting concerning the proposed By-Laws. A date has not yet been determined but it is expected to be scheduled between November 15-18, 2011.

Bob Lang voiced his opinion that he does not believe the park needs to incur additional legal expense to have Mr. Colling return.

Al Thatcher discussed the need for the residents to get involved. He reported that John Wright's financial projections show that the park's expenses will exceed its revenue in the year 2015. Becky Conrad reported that one provision of the new By-Laws allows the park to permit Associate Members to make partial payment toward their membership fee. This would allow the excess portion of their dues to accrue until the amount is paid. This is an important issue that must be addressed as it renders the park powerless in decision making when people are not able to vote.

Announcements

Welcome Back Dinner – The Welcome Back dinner is scheduled for Monday, November 7th at 6:00 p.m. in the clubhouse. Teen Challenge will be here to provide entertainment.

Health & Welfare – Mary Gibson reported that free blood pressure clinics will be held on the third Tuesday of each month from 10:00 a.m. to 12:00 p.m. from November through April. The Visiting Nurses Association will be administering flu shots on Monday, November 7th at 9:30 a.m. There will also be opportunities to donate blood and the blood mobile will be coming to the park.

Veteran's Parade – Gene Murphy advised that the Veterans Parade will be held on Friday, November 11th. Participants will assemble at the corner of Knotty Pine Circle and Forest Park Drive at 9:45 a.m. Please decorate your carts and be there prior to departure at 10:00 a.m. A ceremony will follow at the clubhouse.

Shuffle Board – The new schedule has been posted in the clubhouse.

Forest Park Web Page - Bob Geisler requested that updates, additions or suggested changes to the web page be submitted to him via the link on the site www.forestparkonline.com. Becky Conrad thanked Bob for his efforts in establishing and maintaining the website.

The 50/50 drawing of \$47.50 was won by Becky Conrad, who donated the proceeds to Teen Challenge, a local rehabilitation program for teen alcohol and drug addicts.

The next general membership meeting will be at 7:00 p.m. on November 17, 2011.

Motion to adjourn was made by Janet Rutledge and seconded by Lou Smith. Motion carried.

Meeting adjourned at 8:30 p.m.

Respectfully submitted
By: Mary Diaz for Jean Wilson, Secretary