

Forest Park Property Owner's Association, Inc.
General Membership Meeting
November 17, 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. There were no new members in attendance.

Documented attendance was 87 at start of meeting.

Roll call by Mary Diaz for Jean Wilson, Secretary.

Officers

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

Directors

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

Secretary's Report: Mary Diaz for Jean Wilson

Pete Lawrence motioned to waive the reading of the October meeting minutes. Helen Hasler seconded. Motion carried.

Speaker: Ron Skaritka, Lee County Sherriff's Office, V.O.I.C.E. Volunteer Unit

Officer Skaritka reviewed the updated V.O.I.C.E. form which was distributed to all attendees. He asked that residents ensure the forms are legible and complete when turned in to the office. The forms have a maximum time frame of 6 months but may be extended by calling the office. Please note whether you have left any windows left open (including house and shed), where your spare house keys are located, expected dates for any visitors, and your pest control and lawn maintenance contractors.

Officer Skaritka also reviewed several safety issues, including the need for homes to have clear house numbers displayed to facilitate identification of addresses by emergency personnel. Residents need to lock up bikes and golf carts. Residents should avoid leaving alcohol on lanais as there could be liability issues. Do not leave phone books in driveways or on doorsteps. Front porch emergency lights and motion detectors are helpful. Make sure that handicap placards are not expired. Do not give out any personal information over the phone particularly bank information or identification information as there have been a number of phone scams.

VOTES – Becky Conrad read the items to be voted on which included 1) adding one (1) all park yard sale to be held after Thanksgiving and before Christmas, and 2) renovation of the pool at a cost of \$20,754 vs. a new pool at a cost of \$180,000 to \$230,000. Ballots were collected and the results announced. The pool renovation vote passed with 88 in favor and 3 opposed. The yard sale voted passed with 72 in favor and 15 opposed.

Treasurer's Report: John Wright

John Wright reported that the cash balance at the end of September is \$567,883.31.

Committee Reports

Secretary – Jean Wilson

Office and Office Staff:

No report

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New Resident/Rental Welcomes:

No report

Senior Services:

No report

1st Vice President – Lee Fisher

RV Area - No report

Trash - Becky Conrad reported that the park is investigating alternatives to Waste Pro for recycling as the park pays approximately \$18,000 per year. Lee County has contracted Waste Pro for recycling. However, there are several parks in the area which have obtained exemptions from the county enabling them to retain a different recycling company. Commissioners Frank Mann and Tammy Hall may assist our effort as they have been supportive of other parks in similar circumstances.

Insurance – All policies are in place with IRMS for 2011-2012.

Legal and Mediation - The Legal Committee has not met since many people have recently returned. However, there have been very few complaints.

2nd Vice President- Jan Orlando

Building exteriors-No report

Building interiors-Jan Orlando reported that the clubhouse refrigerator and warmer were cleaned due to chicken left over from the Welcome Dinner. There was a gas smell reported and Amerigas was contacted to make repairs. ABC Fire Company advised that a new valve was needed and the repair was completed at a cost of \$400.00.

Outdoor Amenities-Jan Orlando reported that the park investigated the installation of a new pool and bids ranged from \$180,000 to \$230,000. Several bids were obtained to renovate the pool. Tri-City Pool, which currently maintains the pool, submitted a final reduced bid in the amount of \$20,754. They advised that the park will not be able to install swimming lanes due to the building code and state health department regulations, which require a larger pool than the existing pool. Once the final contract is signed, Tri-City will schedule the renovation work for the first week in December and it is anticipated that the pool will be closed for 5-7 days.

Streets, Ditches and Drains, Lakes and Canals – Jim Arthur reported that the Hollyberry Peace Lake pump repairs were completed. The drain on Hollyberry was replaced and the pump should be complete within the next week.

Jim Arthur reported that the gravel area behind the clubhouse kitchen is going to be paved to improve safety and accommodate golf cart parking. There have been two (2) falls near the gravel and the insurance company advised that additional accidents may not be covered since the park has knowledge of the potential hazard. Three (3) bids were obtained for the project and the least expensive bid was in the amount of \$9,000.00.

Discussion followed regarding alternatives and the need for adequate drainage. Betty Campbell stated that the paved area would assist the many volunteers who work in the kitchen for various park events. Bob Dickerson stated that this project was proposed several years ago. He stated that concrete is considered impervious material which requires installation of proper drainage. Bob stated that a permit is necessary and that the project was not brought to the

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Construction Committee, which was formed several years ago. Bob noted that the purpose of the committee is to review contracts, obtain three (3) bids when feasible and evaluate the bids. The contractor must be licensed and insured and the contract should provide that final payment will not be made until the work is completed.

Treasurer – John Wright

Budget & Planning – John Wright reported that the Budget Committee has resumed meeting. He presented the budget vs. actual expenses for 2011. Budgeted expenses for 2011 are \$255,000 and actual expenses projected through year-end total \$281,000. The primary reason for the increase is the cost of accounting. The budget was prepared in early 2010 and therefore, \$3,000 was budgeted for accounting.

Copies of the 2012 budget proposal are available in the office. Due to overall cost increases, it is anticipated that monthly maintenance dues will increase by \$3.00 per month. That figure will be determined by the government's Consumer Price Index multiplied by 1.5%, and the budget will be voted on in December.

WI-FI – Doug Ford reported the RV tower is up and running. Wi-Fi users at the north end of the park are able to access wi-fi and there are now 120 users on that tower. There are 320 total users and an additional 120 users who are accessing wi-fi via their own antennas.

Park Website – Bob Geisler reported that the web cam has been a popular item on the website, especially for out-of-town residents. The calendar on the website is now interactive, enabling users to view by week, club, etc. The calendar is also printable. The site has a photo gallery which allows clubs to upload photos from their events. The site offers the capability of classified ads which may include homes for sale or rent, etc. Please email Bob Geisler at webmaster@forestparkonline.com if you have any questions about the website.

Cable TV – No report

Neighborhood Watch and Patrol – No report

New Business

Nominating Committee – Becky Conrad reported that the Nominating Committee consists of Janet Rutledge, Jan Orlando, Pete Lawrence, Jim Arthur and Becky Conrad. Application forms are available in the office.

Old Business

By-Laws – Becky Conrad reported that the proposed new By-laws will be printed and mailed to all park residents in the November newsletter so that a vote may be held in December.

Discussion followed regarding the park's status as a non-profit under Florida Statute 617 and Florida Statute 720. Bob Dickerson stated that the park does not meet the formal requirements of Florida Statute 720. The statute requires mandatory membership of all owners and the ability to file liens on every parcel. There was a vote previously held on the issue of direct election of officers and the members voted to leave the current method in place.

Dick Hettich motioned that no action be taken on the By-laws until after the election. Carlo Mei seconded. The motion carried.

Stroemer – Becky Conrad reported that Stroemer agreed to send an introductory letter in May to all park residents advising them of new ACH procedures. They have not yet sent the mailing. Approximately 40 payments are still

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being mailed to PCS which forwards them to the office.

Wenrich – Becky Conrad reported that the park does not own the vacant lot located at 5431 Forest Park Drive. Attorney Lee Colling contacted the heirs and suggested that they file a summary probate proceeding. The park has invested \$5-6,000 in the property, including delinquent dues, costs and legal fees. In order to take possession of the property, the park would need to pay the expenses. The property may then be auctioned and anyone in the park may bid.

Announcements

Toys for Suncoast – Al Thatcher requested that toys be brought to his house by December 15th.

Michigan Club – Lou Smith advised that the Salvation Army, CCMI, Harry Chapin and all of the food banks are in need of food. Cash donations are preferred as they can purchase food for pennies per pound.

Holiday Dinner - Ray Preston announced that the Holiday Dinner is scheduled for December 14th. Ham will be the main course. Tickets are available for \$3.00 and they may be purchased November 27th and December 4th at 1:00 p.m. in the clubhouse.

NE Club – The NE Club will meet on December 12th at 7:00 p.m.

Welcome Back Dinner – Everyone enjoyed the Welcome Back Dinner and the Teen Challenge presentation.

Birthday surprise – Butch Yordy's 70th birthday is November 27th. Please drop off birthday cards at the office.

Health & Welfare – No report

Veteran's Parade – Becky Conrad thanked Dick Gagner, the Social Club and all who contributed to make the Veteran's Day Parade and luncheon a success.

Shuffle Board – No report

The 50/50 drawing of \$45.00 was won by Delores Holmes.

The next general membership meeting will be at 7:00 p.m. on December 15, 2011.

Meeting adjourned at 8:30 p.m.

Respectfully submitted

By: Mary Diaz for Jean Wilson, Secretary