

**FOREST PARK PROPERTY OWNER'S ASSOCIATION (FPPOA)**  
**GENERAL MEMBERSHIP MEETING**  
**March 22, 2012**

The meeting was called to order by President, Bob Dickerson at 7:00 p.m. with the request to silence all cell phones, followed by the Pledge of Allegiance to the Flag.

**Documented attendance was 94 at the start of the meeting. A quorum was present.**

In attendance were:

**Officers**

President, Bob Dickerson	Present
1 <sup>st</sup> VP, Betty Campbell	Present
2 <sup>nd</sup> VP, Jan Orlando	Present
Secretary, Bob Lang	Present
Treasurer, John Wright	Excused

**Directors**

Jim Arthur	Present
Jim Barnett	Present
Judy Birkhead	Present
Pete Lawrence	Present
Lou Smith	Present
Richard Taylor	Present
Jim Ullrey	Present

**Speakers**

Janet Brewer spoke about her fence issue and asked that her plea be escalated to the membership. Bob Dickerson said that he had her on his agenda under Old Business. Jim Barnett spoke to the issue as a member. Mike Fanning reported that last year's survey showed 85% of lattice privacy screening was mounted on the carports.

Mr. Frank Rizzo, Fire Investigator with the N. Ft. Myers Fire Dept. spoke about the CERTS program. Mary Gibson hopes to reinstitute CERTS within the park.

**Secretary, Bob Lang:**

Minutes of the February 23, 2012 meeting were read with a correction by the Secretary to the spelling of "Jose". **Motion to accept by Milt Herrick & second by Carlo Mei. Motion Carried.**

**Treasurer's Report, John Wright:**

The Treasurer's report for the months of January & February was read by Bob Lang in John Wright's absence. Copy will be posted. **Motion to accept by Al Thatcher & second by Gary Eckles. Motion Carried.** Bob Dickerson commented that he had checked all of the bank accounts & we are in good financial shape.

**Committee Reports**

**Secretary's Report, Bob Lang:**

**Records:** Thanks to Sherrill Wright & Don Brooks, the blueprints have been categorized & organized. Numerous duplicates are being discarded. The anteroom is being cleared & will serve as a location for volunteers during the busy season to take the load off of Mary for simple matters.

**FOREST PARK PROPERTY OWNER'S ASSOCIATION (FPPOA)**  
**GENERAL MEMBERSHIP MEETING**  
**March 22, 2012**

**New Residents:** Welcome to Walter & Leah Olszowy at 246 Shrub N. They are from Ontario & New York. Also, Phillip & Marilyn Rich at 760 Knotty Pine who come to us from Indiana.

**Security, Lou Smith:**

Be alert. The sheriff reports that thieves have been working in our area. Also, the work in the Preserve has scared up some critters. A coyote has been spotted in the park on N. Timberline.

**1<sup>st</sup> Vice President – Betty Campbell:**

The backhoe is to be moved into the RV area. Some letters will be sent out for owners to trim trees & have their houses washed.

**Trash & Recreational Vehicle Area (RV Area), Pete Lawrence:**

There are 2 small & 1 medium slots that are still available.

**Streets & Drains, Richard Taylor:**

Work on the rip-rap job will begin when the contractor has received the OK on the permit from Lee County. Most of the problems with Sticks N Stones have been resolved. Plan is for volunteers to begin work on resurfacing the walking circle at Peace Lake next Friday.

**Pool, Judy Birkhead:**

All of the work has been completed.

**Landscaping, Becky Conrad:**

Two trees in the memory of Tom McLain & Tom II have been donated by the Preshers. They will be placed at the entrance to the putt-putt.

**Planning Committee, Jim Barnett:**

The Board has approved 2 new members to the Planning Committee, Sherrill Wright & Jack Watson. The Hobby Shop group has done a lot of preliminary work. They have requested and the Board has approved \$2000 for the initial feasibility study which will lead up to a later recommendation in the fall with firm estimates, plans, costs & benefits. **Jim Barnett made the motion that we authorize the \$2000 to begin the study. Second by Jack Watson. Motion Carried.**

**Voting Results**

All changes to the By-Laws have passed. The results will be posted.

**FOREST PARK PROPERTY OWNER'S ASSOCIATION (FPPOA)**  
**GENERAL MEMBERSHIP MEETING**  
**March 22, 2012**

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

Mary Gibson will be restocking our emergency boxes with fresh supplies. We are still having problems with the towel dispensers & are investigating possible remedies. The floor in the Clubhouse will be finished as soon as the season winds down. Please bag & tie all trash after an event to eliminate odors in the Kitchen. Within the next year we hope to do something about the main entry door into the Clubhouse. The frame is warped & if it needs replacing, we should look into installing an automatic door for handicap access.

**Budget Committee, John Wright:**

Bob Lang reported for John that the 2013 budget has been tentatively set. The handout given tonight will remain as is until the fall when some final “fine tuning” may be made before its adoption.

**Cable Television (CTV) & Security Cameras, Jim Ullrey:**

No change with cable TV. Jim will keep after Comcast to see if they are interested in our business or not. We will continue to look toward another supplier for the security cameras as our existing contract nears expiration. Hopefully 2 additional cameras next year will provide improved coverage.

**Wi-Fi, Doug Ford:**

We have 140 outside antennas installed, and we have had 430 people sign onto the system over the past 2 years. These are residents & guests. We currently run 160 to 170 people on each day. Please don't download movies as it overloads the system. Bob Geisler mentioned that the website is getting a lot of use also. Jim Ullrey praised the work of Doug Ford & Bob Geisler. He added that the computer hardware & software that is being used to monitor the system has all been built at no cost by using donated parts, etc. Sherrill Wright mentioned that the cost of maintaining the website has almost been entirely paid through advertising at \$10 per year per sponsor.

**Announcements**

There is one more dance the last Saturday of March. Sharon Goudy did not send out the April Newsletter in e-mail because of its size, however, it is on the website. The first Friday in April will be the Koffee Klatsch. Kay Westall thanked the St. Patrick's Day committee on behalf of the quilters for the cleanliness of the Clubhouse.

**Insurance, Jim Arthur:** No report

**Legal Committee, Bob Dickerson:**

Dog problems? Submit a complaint form. We have legal opinions from attorneys that we are doing all that the law will allow in regard to therapy pets. We are using a form provided by an attorney that must be signed by a licensed medical provider attesting to the disability. We have approximately 6 – 8 of these letters on file. Mike Fanning has volunteered to contact HUD (Housing & Urban Development) over the summer months to see if anything has changed under the law. The attorney has

**FOREST PARK PROPERTY OWNER'S ASSOCIATION (FPPOA)**  
**GENERAL MEMBERSHIP MEETING**  
**March 22, 2012**

cautioned us to be extremely careful about turning down any of these requests where the resident has a letter from a doctor or we will find ourselves in a costly legal battle. Problems with walking dogs in a non-pet area or not picking up after a pet should be addressed via peer pressure. We all need to speak out against violators. If they hear from us often enough they may just get the message and change their ways.

The Legal Committee has held several hearings with individuals who have repeatedly or flagrantly violated our rules, advising them that their behavior will not be tolerated. Additionally, some hearings were held as a precursor for matters that otherwise would have been immediately taken to the Board.

Jim Barnett asked that we place the Brewer matter before the membership. Bob Dickerson explained that the Legal Committee turned down the Brewers' request to force the removal of Cindy Rowe's lattice structure. The Brewers escalated this matter to the Board & the Board overwhelmingly supported the decision of the Legal Committee. Now, the Brewers are escalating their appeal to the membership. **Motion made by Becky Conrad that the members confirm the decisions of the Legal Committee & the Board to not force Cindy Rowe to remove her fence. Second by Gary Eckles.** **Motion Failed** Our letter back to Mrs. Brewer will be voided & we will see where we go from there. Encroachment violations will be documented with a letter in the resident's file based upon a complete inspection of the properties in the park.

**Construction, Ron Moon:** Nothing to report.

**Financial Oversight, Anna Thatcher & Dave Small:** Nothing to report.

**Real Estate, Lee Fisher:**

Bob Dickerson reported on the Leffel property. Current asking price is too high. We are having an appraisal done to further confirm our negotiating position. Some liens are being placed against properties that are in arrears.

**Old Business**  
(None)

**New Business**

Mary Gibson announced that the next blood pressure clinic will be April 17<sup>th</sup>. Please sign the sheet to volunteer for participation in CERTS.

Ray Preston commented on the need to clean the Clubhouse floor. We will certainly try to do a better job next season.

**Meeting adjourned at 9:30 p.m. by motion of Don Brooks, second by Jim Ullrey. Motion Carried**

Bob Lang, Secretary

50/50 Drawing for \$56.50 was won by Don Brooks

**FOREST PARK PROPERTY OWNER'S ASSOCIATION (FPPOA)**  
**GENERAL MEMBERSHIP MEETING**  
**March 22, 2012**

**FINAL RESULTS TALLY SHEET**  
**(3/22/2012)**

	<b><u>TOTAL VOTES CAST</u></b>	<b><u>Passed /</u></b>
<b><u>Failed</u></b>		
<u>ARTICLE IV-C4</u>	<b>YES</b> <u>109</u>	<b>NO</b> <u>2</u> <u>PASSED</u>
<u>ARTICLE VI-B</u>	<b>YES</b> <u>108</u>	<b>NO</b> <u>3</u> <u>PASSED</u>
<u>ARTICLE VI-D</u>	<b>YES</b> <u>100</u>	<b>NO</b> <u>11</u> <u>PASSED</u>
<u>ARTICLE VIII</u>		
<u>A. PLANNING COMMITTEE</u>	<b>YES</b> <u>100</u>	<b>NO</b> <u>11</u> <u>PASSED</u>
<u>B. BUDGET COMMITTEE</u>	<b>YES</b> <u>103</u>	<b>NO</b> <u>9</u> <u>PASSED</u>
B.1	<b>YES</b> <u>102</u>	<b>NO</b> <u>7</u> <u>PASSED</u>
B.2.	<b>YES</b> <u>89</u> <b>NO</b> <u>20</u>	<u>PASSED</u>
<u>ARTICLE IX-A</u>	<b>YES</b> <u>107</u>	<b>NO</b> <u>4</u> <u>PASSED</u>
<u>ARTICLE IX-D – QUORUM</u>	<b>YES</b> <u>105</u>	<b>NO</b> <u>7</u> <u>PASSED</u>
<u>ARTICLE IX-G</u>	<b>YES</b> <u>95</u> <b>NO</b> <u>15</u>	<u>PASSED</u>
<u>ARTICLE X- DATE</u>	<b>YES</b> <u>108</u>	<b>NO</b> <u>3</u> <u>PASSED</u>
<u>ARTICLE X-B-1</u>	<b>YES</b> <u>106</u>	<b>NO</b> <u>5</u> <u>PASSED</u>
<u>ARTICLE X-C-2</u>	<b>YES</b> <u>101</u>	<b>NO</b> <u>12</u> <u>PASSED</u>
<u>ARTICLE X-C3</u>	<b>YES</b> <u>105</u>	<b>NO</b> <u>6</u> <u>PASSED</u>
<u>ARTICLE X-D</u>		
D.1.	<b>YES</b> <u>98</u> <b>NO</b> <u>7</u>	<u>PASSED</u>
D.2.	<b>YES</b> <u>101</u>	<b>NO</b> <u>5</u> <u>PASSED</u>
<u>ARTICLE X-E</u>	<b>YES</b> <u>99</u> <b>NO</b> <u>7</u>	<u>PASSED</u>
<u>ARTICLE XIII-A5</u>	<b>YES</b> <u>105</u>	<b>NO</b> <u>4</u> <u>PASSED</u>

