

**FOREST PARK PROPERTY OWNER'S ASSOCIATION (FPPOA)  
GENERAL MEMBERSHIP MEETING  
November 15, 2012**

**(Corrected as noted in red)**

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 75 at the start of the meeting, constituting a quorum.**

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             | Present |

**Directors**

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

President Dickerson announced the Nominating Committee which was approved by the Board. They are: Bob Howe, chairperson, and members LoRita Hettich, Betty Hult, Monica Small & Kay Westall. Bob Howe announced that nominations are now open & will close on December 26, 2012 for names to be printed on the ballot. Bob Dickerson also stated that the duties of the Nominating Committee will include check-in at meetings & the handling of all ballots & elections of the Membership.

**Secretary, Bob Lang:**

Minutes of the October 25, 2012 meeting were read. **Motion was made by Mike Fanning and seconded by Gary Eckels to accept the minutes as read. Motion Carried.**

**Remarks, President Dickerson:**

1. Thanks to Don Brooks, Nick Emery, Ron Moon and all who refurbished the shed – saving approximately \$26,000 of our reserve. Hopefully, those savings can be used for other potential projects such as the Hobbyshop which has already received member funding for a site survey.
2. Thanks to Richard Taylor & our maintenance crew for their work in addressing the sinkhole problem. We spent approximately \$4,700 instead of \$135,000 quoted by an outside contractor. The Planning Committee should address any future plans for replacing the Putt-Putt course as well as the plans for the Hobbyshop.
3. 855 Hollyberry sold & we recovered all of our costs. Essentially, we broke even on the deal & the property is currently contributing to our maintenance dues.
4. Rip-rap had to be placed along the ditch by the RV area because we were eroding the neighbors' property. Also, thank you to Richard Taylor for patching the walking trail behind the park at Peace Lake.
5. The Powell Creek Preserve project is nearly complete. Some benches & signage are planned by the county. It's nice and peaceful over there.
6. Thanks to all of the summer residents, the maintenance crew & Mary our Office Manager for

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all they did for the park while the snowbirds were away.

7. Thanks to Bob Geisler & Bob Lang for putting the videos of the meetings on the website.
8. Please be watchful as we have had some burglaries lately.

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

October data is not in yet. As of September 1, 2012 our starting balance was \$583,137.08 Our income for the month was \$18,020.15 and our expenses were \$21,087.29 leaving a balance of \$580,069.94 as of September 30, 2012. **Motion was made by Sherrill Wright and seconded by Anna Thatcher to accept the report. Motion Carried.**

**Committee Reports**

**Budget, John Wright:**

A sheet explaining the budget & fees for 2013 was distributed to the members for their review & a copy will be posted in the December Newsletter. The Board has approved them. A meeting will be held at 2:00 pm on December 9, 2012 for any member wishing to discuss budget matters prior to a vote to approve the 2013 budget. Voting will occur at the December **20**, 2012 Membership Meeting.

**Insurance, Jim Arthur:**

Our insurance agent found us a better combination of policies, one with increased coverage, at a significantly reduced premium overall. In 2012 we spent approximately \$29,312. In 2013 we expect our premium to be approximately \$25,504 for a savings of about \$3,800

**Pool, Judy Birkhead:**

Bob Carson reported for Judy that 6 handicapped lounge chairs are on order. They will match our existing chairs in color & style.

**Grounds, Betty Campbell:**

Trimming along the perimeter fence is 90% complete. The remainder will be finished as the water recedes. One contractor who inspected our fence remarked that it has held up very well. After a full inspection, he will probably be recommending only minor repairs in a few areas.

**Legal, Bob Dickerson:** (No report)

**New Residents, Bob Lang:**

Welcome to Melissa Bradley-Gratzinger, Mary M. Bradley & Tiffany Neider at 814 Hollyberry Ct (from Pennsylvania) and Kenneth & Margaret Sanders at 709 Knotty Pine Cir (from Indiana)

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

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Allan Bush's boat was ransacked in the compound. There are 3 large slots that are available, but no small ones. Our closed trash compactor is for garbage only. The open dumpster is for horticulture only. There is a pile for metal & we pull all aluminum out of it for recycling with our crushed cans – with the proceeds going to the Social Club. There is another pile for wood, electronics & miscellaneous scrap. Pete is researching options for improved gate security into the compound.

**Buildings, Jan Orlando:**

If anyone changes the settings on any appliances, please turn them back to where they were originally set when you are through. Signs will be placed at the pool bathrooms to remind workers to clean their shoes off before entering. The paper towel dispensers seem to be working OK. This summer there were no incidents of the towels flowing all over the floor. Bob Dickerson asked Jan to check the clock settings for the automatic door locks. They may not be set correctly.

**Security, Lou Smith:**

Gary Eckles speaking for Lou mentioned that the sheriff advises everyone to give written authorization to your caretaker along with the keys that you give them. The sheriff needs positive authorization from the owner before they will enter the house.

**Streets & Drains, Richard Taylor:**

A couple of pumps went out over the summer & had to be replaced. Also, the pump in the lake went out & the contractor suggested that we also replace the lights on the fountain. Two 500 watt lights were replaced with the new LED lights which should greatly reduce electricity consumption. Cost was \$1,500 Also the lake aerator was replaced. It had run 24/7 for 8 years; was getting noisy as if it was about to fail; indicating that time was right for replacement. Volunteers are needed from any woodworkers to help construct a new pump house for the lake.

**Wi-Fi, Doug Ford:**

Speaking for Doug, John Wright mentioned that the Wi-Fi is operating at less than 100%. Sherrill Wright said that she had ordered a new switch as requested.

**Announcements**

- Prayers are requested for the repose of a dear resident, Edna Saunders; for the improved health of Marilyn Ullrey & for Greg Moon (son of Ron & Natalie).
- Al Thatcher & Bernie Booth will begin collecting Christmas toys until December 13<sup>th</sup>.
- Welcome Back Social is this Sunday from 2:00 pm to 4:00 pm.

Meeting adjourned at 7:57 p.m. by motion of Jim Arthur, second by Nick Emery. **Motion Carried**

Respectfully submitted,

Bob Lang, Secretary