

Forest Park Property Owners Association, Inc.
5200 Forest Park Dr.
North Fort Myers, Florida 33917

General Membership Meeting
March 27, 2014

The meeting was called to order at 7:00 pm by President Jim Arthur. Cecil Wood led the membership in prayer followed by the Pledge of Allegiance.

Attendance Report: There were 66 members in attendance. Since there were not enough members in attendance to constitute a quorum, the meeting was informational only.

Introduction: Jim Arthur introduced our new Board Member, Richard Carter, who was nominated and approved by the Board of Directors at the March 20, 2014 BOD Meeting.

Reading of the Minutes: Jim Arthur announced that he has a petition to change the by-laws regarding the reading of the minutes. He passed this to Lee Fisher who will head a committee to look into this change. Secretary Diane Price first announced the attendance. All twelve (12) Officers and Directors were present (Jim Arthur: President, Pete Lawrence: 1st Vice President, Lee Fisher: 2nd Vice President, Diane Price: Secretary, John Wright: Treasurer, Jim Barnett: Director, Judy Birkhead: Director, Bob Carson: Director, Dick Carter: Director, Lou Smith: Director, Jim Ullrey: Director and Jack Watson: Director).

Diane then read the minutes of the General Membership Meeting from February 27, 2014. **Jonie Emery made a motion to accept the Minutes and Wanda Caughlin seconded the motion. Motion carried unanimously.**

Treasurers Report: There were minor changes made to the January report due to posting changes. Balance in all accounts for the month of February 2014 began at \$767,996.34 and ended at \$756,453.87. Our spending was greater than our collections due to improvements: the Mini Golf Course, the new AC unit and carpet for the Bocce Courts.

Don Brooks made a motion to accept the Treasurer's Report. The motion was seconded by Nick Nufryk. Motion carried unanimously.

Speaker-Delores Holmes, Social Club: Delores reported that activities are starting to decrease. The last dance will be on Saturday and Karaoke will be held again on Monday, March 31st and will include the sale of hot dogs and chips. Jim Arthur presented Delores with flowers and a gift card for her tremendous contribution to the success of the Pig Roast.

The Membership sang Happy Birthday to all who are celebrating a birthday in the month of March.

COMMITTEE REPORTS:

John Wright: Budget & Finance John stated that there has been no comment or interest in a meeting to go over the proposed 2015 Budget. The membership will have the summer to look over the numbers and they will be reviewed at the October 2014 Membership Meeting and voted on at the November 2014 Membership Meeting. There was a question and discussion regarding current spending and how much time we have before our operating expenses meet or exceed our revenue.

**General Membership Meeting
March 27, 2014**

Jack Watson: Grounds Jack reported on the completion of the Mini Golf Course, the landscaping projects, the electrical plan at the front entrance, the new carpet for the Bocce Courts and the resurfacing of Shuffle Board Courts.

Jim Ullrey: Doors/Cameras/Cable TV Jim is working on the cameras for the RV/Storage area and the office to make sure both regions have adequate coverage.

Lou Smith: Buildings & Security Lou is investigating the replacement of the Clubhouse door located by the pool. The person responsible for the disappearance of our cans has been confronted and we believe the problem is now solved. Lou requested that members attend the April Koffee Klatsch as the speaker will be from the Lee County Sheriff's Office. He reported on Neighborhood Watch and the need for help during the summer months. Lee Fisher reported that the pool table in the Activities Building has been recovered and repaired. There was a question as to the height of the table and if it could be raised. Lou was asked to look into the height regulations and possible raising.

Diane Price: New Residents/Office We have four new residents since the last meeting: Clotilde Morton 5431 Forest Park Drive from Florida; John and Mary Kurucz 569 Peace Lake Court from Florida; Harry & Carol Teeter 812 Hollyberry Court from Pennsylvania and Randy & Joann Hull 557 Timber Lane S. from Pennsylvania. There was a reminder that effective April 1, 2014, we will begin to reinstate a \$5.00 per month delinquent fee, delinquent letters and property liens on outstanding maintenance fees.

Pete Lawrence: RV/Trash/Maintenance Staff There is one medium spot available in the RV area and there should be a small one available next month. Last month there were changes made to the Rules and Regulations regarding the RV area. After further consideration, the Board has voted to change Section X, item #H to read "FPPOA will not be responsible for any lost or damaged property stored within the RV parking area. Insurance on your property is at owner's discretion" (See Attachment A).

Lee Fisher: Insurance/Banking Lee reported that we have cashed the \$10,600.00 refund check from our previous insurance carrier. We have requested further reimbursement from them but to date have not received a response. Most of our banking is now handled through Sun Trust. He reported that he will be the head of two new committees. One will investigate the purchase of a sound system for the Park and the other will examine a change to our by-laws regarding elections and the reading of General Membership Meeting Minutes.

Dick Carter: Streets/Drains/Lakes/Canals/Ditches Dick reported on the ongoing blockage repairs to the drains on Forest Park Drive. He has been surveying the Park for other drain problems and will be assessing the need for future repairs.

Jim Arthur: President's Remarks Jim listed the projects that have been undertaken and completed since the Board took office in January. There was the Mini Golf Course, the Bank consolidation, the refund of bank fees, the collection of delinquent accounts, the new office door, new edger, beautification of the front entrance, the Hog Roast, Clubhouse ramps, the cleaning of the Clubhouse roof, landscaping, pool table repair and the drain project.

**General Membership Meeting
March 27, 2014**

The next Board of Directors Meeting will be held on April 10 and the General Membership Meeting will be moved to April 17 to accommodate all residents that will be leaving the Park.

Jim thanked Wanda Dickerson and Sherrill Wright for their work on the new and improved Key Box. He announced that hot dogs will be sold before Karaoke and that Lori Adams will be here on April 5 at 9:00 am. He thanked residents that have worked to improve their lawns and houses.

Bob Carson: Construction Bob thanked Ron Moon and Don Brooks for their work on Park improvements.

Judy Birkhead: Pool The third pool light has been installed and Tri City is trying, at no cost to us, to make sure it is in working order. There was a member question as to why the resurfacing project for the pool has been put on hold. There was a discussion about the investigation into a new pool or lap pool which might make the resurfacing unnecessary.

Jim Barnett: Planning Jim asked that interested members join the committee investigating the new pool so we can assess future wants and needs and the cost of a new pool vs repair costs for the existing pool. He also spoke of the addition of an Awards Committee for which volunteers are needed to acknowledge members that have significantly contributed to Forest Park.

Old Business: None

New Business: There was a question and a subsequent discussion regarding the working order of our fire hydrants on Forest Park Drive and when and how often they are checked. There was a point of order question about when and how the membership is notified of an upcoming vote and if a quorum must be present at the Membership Meeting announcing that vote.

Mary Gibson: Health & Welfare There will not be a blood pressure clinic in April but they will start up again in the fall. Mary is putting a sign up sheet at the back of the Clubhouse for residents interested in helping with the CERTS program.

Announcements: Richard Taylor announced he will entertain at the dance on Saturday. Jim Barnett spoke of the reasons an election committee was formed. They will be investigating proxy votes, absentee ballots and recounts. There was a question and discussion about pool hours and our responsibility for after hour swimmers. There was a request to remove the alligator in Peace Lake. Lou Smith will take care of making the contact with Florida Fish & Game.

A motion to adjourn was made by Becky Conrad and seconded by Jim Ullrey. Motion carried unanimously.

The meeting was adjourned at 8:20 pm.

Respectfully Submitted by Diane Price, Secretary

- A. FPPOA shall be responsible for cutting and mowing the grass.
- B. Each person who has a space in the RV area is responsible for making sure the gate is locked when they leave the area.
- C. No miscellaneous items may be stored on the ground or against the fence. Items inside open RV's must be secured to the unit.
- D. No item that can be blown away in the event of a hurricane or heavy wind is permitted.
- E. Boats and Trailers must be parked in the space assigned to the resident. Exceptions are as follows:
 - 1. Anyone going boating early in the morning, may bring a boat and trailer to their carport the previous evening for preparation and loading. After use, the boat and trailer may be temporarily parked in a driveway for unloading.
 - 2. Permission may be granted from time to time by the FPPOA Board of Directors for longer periods for the purpose of repairs or other reasonable causes.
- F. FPPOA will not be responsible for any lost or damaged property stored within the RV parking area. Insurance on your property is at owner's discretion.

XI. MOTOR HOMES, TRAVEL TRAILERS AND UTILITY TRAILERS

- A. All motor homes, travel trailers and utility trailers shall be parked in the space provided for them if available. Exceptions are as follows:
 - 1. If owned by a resident, they may be parked in the resident's carport or driveway for no longer than forty-eight (48) hours at one time.
 - 2. Permission may be granted by the FPPOA Board of Directors for a longer period for the purposes of loading, unloading, repairs, etc.
- B. They may not be left parked on the street at any time.
- C. Guest's RV'S may not be parked in a homeowner's driveway for longer than twenty-four (24) hours.
- D. Overnight stay in motor homes or trailers is not allowed.

XII. ALL REGULATORY SIGNS MUST BE OBEYED AT ALL TIMES

The FPPOA shall provide for reasonable street lighting, street maintenance, and maintain all regulatory signs such as stop signs, speed limits, etc.

XIII. GARBAGE, TRASH AND HORTICULTURE

FPPOA will provide garbage, trash and horticulture removal/pick-up service. The following conditions must be met by all residents/occupants: