

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

General Membership Meeting
April 17, 2014

President Jim Arthur called the meeting to order at 7:00 pm. Lee Fisher led the Membership in prayer, followed by the Pledge of Allegiance.

ATTENDANCE REPORT:

There were 51 members in attendance. Since there was not a quorum, the meeting was informational only.

ROLL CALL:

Secretary Diane Price did a visual roll call. Nine Officers and Directors were present (Jim Arthur-President, Pete Lawrence-1st Vice President, Lee Fisher-2nd Vice President, Diane Price-Secretary, Judy Birkhead-Director, Bob Carson-Director, Lou Smith-Director, Jim Ullrey-Director and Jack Watson-Director). Jim Barnett-Director, Dick Carter-Director and John Wright-Treasurer were excused.

READING OF THE MINUTES:

Secretary Diane Price read the Minutes of the March 27, 2014 General Membership Meeting. **A motion was made by Mike Fanning to accept the Minutes as read. Peggy Hull seconded the motion. Motion carried unanimously.**

TREASURER'S REPORT:

No report as John Wright was excused.

SPEAKER:

None

COMMITTEE REPORTS:

John Wright-Budget & Finance:

No report as John was excused.

Jack Watson-Grounds:

Jack reported that Lightner Electric had completed their work on the front entrance and LCEC is expected in the next few days to complete the project. The north perimeter fence line is in need of clearing due to excessive foliage hanging over the fence. This is a project that usually takes place approximately every five (5) years and will be started this summer. Residents along that line that have planted trees near the fence will have their trees trimmed unless the office is notified. The front end loader has been sent in for a tune up and will be equipped with fork lift blades for \$800.00 that can be added or removed as needed.

Jim Ullrey-Doors/Cameras/ Cable TV:

Two (2) new televisions have been purchased for the Clubhouse to help with the Karaoke system. It

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can accommodate movies, Channel 5 announcements and cable TV. Thank you to Randy Shirley for all his help with installation. Cameras are in good shape. After Lou Smith's report, Jim explained that the new sound system is not yet totally installed and that is the reason we only have two microphones this evening.

Lou Smith-Buildings & Security:

The back door to the Clubhouse will be replaced as soon as an installer is found. The Clubhouse has a new sound system and keyboard. Security for the summer will be in the capable hands of Becky Conrad and our summer residents. Please obey the stop signs, especially when small children are visiting our Park.

Diane Price-New Residents/Office:

Welcome to our new residents: 1) Donald Peters-774 Knotty Pine Circle from Indiana, 2) Mitzi Winkleman-211 Shrub Lane North from Florida, 3) Albert & Phyllis Cleaver-225 Shrub Lane North from Indiana, 4) Duwayne & Mary Dileski- 848 Hollyberry Court from Michigan and 5) James & Rose Krugle-5360 Forest Park Drive from Pennsylvania.

A letter received by Secretary Diane Price on March 28, 2014 from six (6) residents/owners was read (See Attachment A). It requested the inspection of all FPPOA records related to the General Election of January 9, 2014. The inspection took place on April 4, 2014. A recount for the offices of President, 2nd Vice President and Secretary was performed. The vote count was different but did not effect the outcome of the election. Valuable information was obtained and a Procedure Policy for General Elections will be scripted before the next election with input from residents that have participated previously in the election process.

Pete Lawrence-RV/Trash/Maintenance Staff:

There are three (3) open spaces in the RV area. Our tractor is in for repair, approximately \$1,200.00 to \$1,300.00. Please remember to sign out at the office when leaving the Park for the summer as it is very important in case of an emergency. Please remember to STOP at the stop signs when driving your golf cart.

Lee Fisher-Insurance/Banking:

Jim had Lee lead the Membership in singing Happy Birthday to all who celebrated an April birthday. He then explained the work done by the By-Law Committee (Lee Fisher, Dale Monette, Judy Birkhead and Diane Price) and explained the Proposed By-Law Changes (see Attachment B) that will be voted upon in the fall. The new sound equipment for the Clubhouse was investigated and found to be covered from the Reserve Fund. Lee's committee (Tom Treece, Ed Allensworth, Verland West, Gene Dillon, Gary Cochran and Jim Ullrey) made the purchase from Brent's Music Shop. The system will be mobile and can be used in the Pavilion, the pool or where ever needed, as long as there is electricity. The Banking balance to date is \$746,495.53. Most of the money is in Sun Trust Bank and they have allocated money to Virginia, New Jersey and Utah to maintain the FDIC insured coverage of \$250,000.00.

Bob Carson-Construction:

Bob thanked Ron Moon and his brother for their hard work on the drains on Forest Park Drive. Their efforts saved the Membership money and all of Ron's work in the Park is greatly appreciated.

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Dick Carter-Streets/Drains/Lakes/Canals/Ditches:

No report as Dick was excused.

Judy Birkhead-Pool:

We have enjoyed having all the visitors using our pool. Thank you to the residents and staff that help maintain the pool and pool area for everyone's enjoyment. Coverage is in place for the summer months. Judy announced she is not on the pool committee that is gathering information for the Membership. The decision to resurface the pool deck or install a new pool will be decided by a majority Membership vote, probably in 2015.

Jim Barnett-Planning:

No report as Jim was excused.

Jim Arthur-President's Remarks:

Jim asked for a motion to accept the Director's reports. **A motion was made by Becky Conrad and seconded by Gail Ford. Motion carried unanimously.**

Jim discussed the number of rumors that have been circulating in the Park among neighbors. He stated that his agenda was to improve the Park and raise pride in the community. The Clubhouse door is terrible, the air conditioner was so noisy that a conversation at the pool was difficult and these problems will be or have been resolved. Rumors about the costs for a new pool are fictitious. Unless reasonable bids are obtained, the vote for a new pool will probably not even take place. If the pool is put to a vote it will not be until most owners are in residence, probably February 2015.

An in house audit was conducted today by Becky Conrad and Jean Wilson. Except for a small posting error the results were very satisfactory.

Jim and Jan Arthur have purchased the food that is being served before Karaoke. After their reimbursement, the money that has been made, \$154.00, has been turned over to the Social Club, as is the proceeds from the 50/50 drawing.

He spoke of the new sound system and the capabilities of the new smart TV.

He reiterated the policy of being placed on the agenda in order to speak at the Board of Directors meetings. The rumors of how a resident was silenced at the BOD Meeting were addressed.

Disagreements over issues are inevitable. We must agree to remain respectful to each other and to follow proper procedures when issuing a complaint or trying to obtain accurate information.

The Social Club will begin to submit monthly financial reports to assure accountability of funds.

Old Business

There were comments, questions and discussions on the following issues:

- Business meetings need a quorum before new business can be discussed
- When Members would be able to discuss the proposed By-Law changes
- Inspection of the General Election records/Write-ins that were never posted
- 2017 Road repairs/Drains and the need to address problems before replacing the pool
- Allowing Members to vote before purchasing items like the TV's and sound system
- The money collected by the Social Club, its uses and the reasons 50/50 drawings first began
- The concept and understanding of Reserve Funds
- The rumor of the pool costing \$400,000.00 and maintenance fees being raised
- Young children being allowed to drive golf carts in the Park

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- The importance of signing out when leaving for the summer and the VOICE program
- The summer security patrol and the Lee County Sheriff patrol on Thursdays and Sundays

NEW BUSINESS:

None

Mary Gibson-Health & Welfare:

Mary reported that only three residents signed up to assist with the CERTS program. She has agreed to head up the program and passed the sign up sheet around for more volunteers.

ANNOUNCEMENTS:

There will be Karaoke on Monday April 21st. Hamburgers, baked beans and chips will be sold beginning at 5:45 pm for \$3.00

A motion to adjourn was made by Ray Preston and seconded by Becky Conrad. Motion carried unanimously. The meeting was adjourned at 8:08 pm.

Respectfully Submitted by Diane Price, Secretary

766 Knotty Pine Cir.
N. Ft. Myers, FL 33917
March 28, 2014

A

Mrs. Diane Price, Secretary
F.P.P.O.A.
5200 Forest Park Drive
N. Ft. Myers, FL 33917

Re: Inspection Of Records

Dear Madame Secretary:

The undersigned hereby request inspection of all FPPOA records related to our most recent General Election of January 9, 2014. We are not requesting copies at this time as a simple inspection should suffice. We request your acknowledgement to set an appointment for 9:am on or before April 4.2014.

This request is for the following and any other records of this election:

- 1) Sign-in sheets used by the Nominating Committee noting the members voting in person and members casting proxy votes, including the proxy letters that were accepted.
- 2) All ballots received in the ballot box from noon to 2:pm on that day.
- 3) Absentee ballots duly received and authenticated by the FPPOA Office prior to the election.
- 4) Copy of all Official correspondence mailed to absent members by the FPPOA Office.
- 5) Copy of absent members' distant mailing addresses, telephone or email addresses if same was provided by the FPPOA Office to some candidates or their representatives, noting that consent forms are on file.
- 6) Official Election results as reported, announced and posted by the Nominating Committee.

The purpose for this request is to ensure that we are following legal, prescribed guidelines, and if necessary, that changes to our By-Laws can be recommended to promote deliberative voting by all of our members.

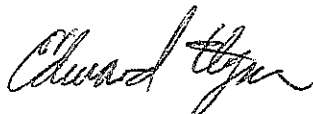
Please respond in writing to the address shown on this letter.

*Received Mary Diaz
3/28/14*

Sincerely,



Robert V. Lang
Member #171



Edward Flynn
Member # 89



Michael Fanning
Member # 23



Betty Campbell
Member # 19



Richard P. Gagner
Member # 122



Robert C. Carson
Member # 60

(2014)

PROPOSED AMENDMENTS TO FPPOA BY-LAWS

ARTICLE IV, C3

Proxy votes may be cast by any member of the FPPOA YES NO
in good standing.

ARTICLE IV, C4

Absentee ballots must be delivered to the office prior to the YES NO
FPPOA meeting or prior to the close of voting if other than
at a regular meeting.

ARTICLE X,A

Nominations for FPPOA Officers and Board will be opened at YES NO
the November general membership meeting and remain open
until twenty (20) days before the election to qualify for a name
on the ballot; afterwards provisions are made for write-ins.
Election date is to be held on the second (2nd) Thursday of
January with runoff election (if necessary) on the third (3rd)
Thursday of January. The results will be immediately posted
after verification with no less than two (2) counts. Ballots,
envelopes and any other items used in the election process
must be maintained among the associated records for at least
one year from the date of the elections of which these items
relate.

ARTICLE X, E

Twenty (20) days before the election date, the secretary shall YES NO
post a notice on the Clubhouse bulletin board

(Changes are indicated in bold underline)