

**FOREST PARK PROPERTY OWNERS ASSOCIATION**

**GENERAL MEMBERSHIP MEETING**

**February 22, 2018**

The meeting was called to order by President Mary Kurucz at 7:00 p.m. followed by the Pledge of Allegiance to the Flag.

President Mary Kurucz called for the documented attendance report. There were 100 members in attendance which constituted a quorum.

A roll call of the board members was taken. Attendance was as follows:

OFFICERS

President, Mary Kurucz	Present
1 <sup>st</sup> Vice President, Gary Jones	Present
2 <sup>nd</sup> Vice President, Karen Hansen	Present
Secretary, Sheila Fitzgerald	Present

DIRECTORS

Ed Allensworth	Present
Judy Birkhead	Present
Bob Carson	Present
Pete Lawrence	Excused
Roger Wagner	Present
Verland West	Present

Eleven (11) Officers and Director were present.

As agreed at the January 25<sup>th</sup> meeting, copies of the minutes from the previous meeting were made available for reading prior to the start of this meeting, therefore the reading of the minutes is waived. Since there were no corrections or additions, a motion to accept the minutes was made by Bill O’Loughlin and seconded by Mike Fanning. **Motion carried unanimously.**

The treasurer’s report was given by **John Wright**. John reported the beginning and ending balances on all three funds with comments. The members were given a copy of the treasurer’s report when they signed in to the meeting. (See Attachment B.) Per John Wright, a motion to accept is not required.

SPEAKERS

**Doug Ford – WiFi** – Doug gave a brief history of the park WiFi for the benefit of our new residents. Two weeks ago we lowered the tower and added two more 5 gig antennas. The reason for this is because we now have over 240 users. With that many users we were overloading those antennas. The new 5 gig antennas have a new version of the radio. The old system will always be in place. Monday they are going to lower the tower again, and this time they are going to install an elaborate grounding system which will prevent the Wi-Fi from being struck by lightning again. The system is being installed by some very knowledgeable members of our computer group, and the cost is being paid by the computer club. In the fall when the contract with our current vendor expires, we are going with a new vendor. This new vendor will at least double our capacity for the price we are paying now.

COMMITTEE REPORTS

– **Mary Kurucz – 1.** Mary Kurucz announced that some of the officers and directors will be attending director certification classes on March 22<sup>nd</sup>. The class runs from 4:00 to 6:00 PM. Since our membership meeting on that day begins at 7:00, she is asking for the privilege of marking their attendance prior to their arrival, in order to hasten the start of the meeting. 2. On Tuesday of this week we accepted the resignation of Director Pete

Lawrence due to health concerns. Pete was in charge of the RV lot storage and registration. Robyn and Duke Johnson are going to assist temporarily. Mary asked if there is anyone else, while we have an opening on the board of directors, who would like to assist, not as a director, but as an assistant to help with the record keeping for the RV area. Robyn and Duke are leaving the park for a week. Mary asked that anyone who would consider stepping up and assisting with this, see her after the meeting. 3. The board is forming a committee to add information to our governing documents concerning employee relationships and policies such as applications, hiring, firing and so on. This committee will help to make these important decisions.

**Ed Allensworth – Swimming pool** - We will be getting a new pool fence. It is probably about four weeks out. In the meantime there is some prep work such as filling cracks etc. The new lounges are coming and will have plastic pads on the bottom like the others do, to prevent damage to the deck surface. Other than that his priority is to keep the pool safe and clean.

**Judy Birkhead** – She is working with Dave Brugh, looking into hiring a free service to perform safety exams on golf carts. This company has performed this service for three other parks recently, and they are trying to get them to come to Forest Park. There is no service charge and no high pressure sales. They set up electronic equipment and check out every aspect of on your cart and let you know if any service is needed. You may accept their suggestions or not. It is entirely up to the individual. Normally there would be a service charge if you hired this service on your own. Judy reminded people that the I.C.E. (In Case of Emergency) packets for emergency responders are available at the office. She explained the purpose of the cards to new residents, and also older residents who need to update their information.

**Verland West** – Staff management report– We now have two full time maintenance workers and there are no finer gentlemen to be found. Lawn maintenance and trash pick-up are two of their many duties and things are being kept up beautifully. They used the new stain removal product on the carpet at the 6<sup>th</sup> hole of the golf course, and it came out really clean. He thanked Jack Dilts for heading up this project. They have some equipment going up for bid soon and will advise the residents when that will take place. The Timber Ln. drain is being worked on to try to eliminate the noise.

**Gary Jones** – Buildings –He is looking into a new propane generator for the activity building. The purpose of this would be to keep the Wi-Fi, the office, the pool pumps, etc. running in the event of a sustained power outage. He is going to get estimates from three or four vendors, but so far it looks like the cost would be between \$18,000 and \$20,000. These are just study numbers, nothing more at this time. If it is determined that the park wants to obtain it, we will get official bids and they will be presented to the association as they should be.

**Karen Hansen** – Property standards – She and Cathy Holle will be working together to help maintain the beauty of the park. They have tackled several problems already. She reminded everyone that there are forms available at the office which can be used to report problems, file complaints, or even to give compliments.

**Cathy Holle** –Property standards. – Cathy said she is helping Karen with the property standards, and since she is a year round resident, she will take over the work when Karen has returned to her home up north in the summer. She is also going to handle the daily maintenance of the pool after Ed Allensworth has gone north for the summer.

**Bob Carson** – Construction – Things have been pretty quiet except for the new home being brought in on Knotty Pine Circle. The home is set where it's supposed to be and they're in the process of doing the plumbing.

**Bob Carson - Drains and streets** –He has taken over an existing problem of sink holes at 750 Knotty Pine. He looked into a company that could put a liner into these old drains to reinforce them, but the price to do it is

\$40,000. He decided this was much too high. He has located another company, Pritchard Construction, that will correct the problem at a much better price and they are working on this right now and doing a good job. The issue with drains in the park is very extensive and it will cost a great deal of money to fix. They ran a sewer viewer on Forest Park Drive and found the issue is not critical, but will need to be done eventually. They have pump issues on Hollyberry. They will be continuing to get all the drains repaired so we can repave our streets next year.

**Sheila Fitzgerald** – New owner report – We have two new residents since last month. Janice and Robert Provence, 321 Shrub Ln. S. from Canada and Anne Lacey, 334 Shrub Ln. S. from New Hampshire.

**Roger Wagner** – Insurance –No report

**John Wright** – Everyone was given a copy of the proposed 2019 budget. He asked that we all study it and get back to him in the next two weeks if there are any questions or changes, because it has to be finalized at the March 22<sup>nd</sup> meeting. Of course, it will only be finalized for expenses. He has estimated the income, but the income cannot be finalized until after the CPI comes out toward the end of October. The latest reserve fund figures can be found on the reverse side of the budget page. Please look those over as well, and advise if there is something that needs to be changed.

Planned projects – The budget committee has met over the past three months, and along with the members who attended the planning forums, they’ve come up with six potential projects which the members will be asked to vote on at the March 22<sup>nd</sup> meeting. Mary explained that they are not voting on the entire package, but on the individual items. They may want to pursue some of them and not others.

At this time members began to ask questions, so it was decided to open the floor for questions. The planning committee and board members spent approximately thirty minutes addressing and answering concerns.

**Joyce Hines – Social Club** - presented all the upcoming social activities to take place in March and the next several months

There is a very important Coffee Klatch on April 6<sup>th</sup>. Lee County Emergency Management will be here to talk about hurricane preparedness.

**Lou Smith** – They are going to do bike and golf cart etching Saturday March 3<sup>rd</sup> at 10:00 AM at the pavilion. This hasn’t been done for several years now, and we have a lot of new people in the park and many have purchased new carts or bikes. This could identify your equipment in case of theft.

A motion to adjourn was made by Rose Crum and seconded by Helen Smith. Motion carried unanimously. Meeting adjourned at 8:14 pm.

Respectfully submitted by Sheila Fitzgerald, Secretary