

**FOREST PARK PROPERTY OWNERS ASSOCIATION**  
**GENERAL MEMBERSHIP MEETING**  
**March 22, 2018**

The meeting was called to order by President Mary Kurucz at 7:15 p.m. followed by the Pledge of Allegiance to the Flag.

President Mary Kurucz called for the documented attendance report. There were 134 members in attendance which constituted a quorum

President, Mary Kurucz announce to the membership, the two new directors appointed by the board at the March 15, 2018 Board of Directors meeting. Mike Fanning was appointed and will be in charge of buildings. Dick Carter was also appointed and will oversee the streets and drains.

President, Mary Kurucz asked that all the completed voting ballots be brought up front and placed in the ballot box. She also asked for two volunteers to accompany the committee who were counting the votes to act as observers. They will observe the opening and counting of the ballots. These observers were Cynthia Trepanier and Rose Crum.

A roll call of the board members was taken by Sheila Fitzgerald, Secretary. Attendance was as follows:

OFFICERS

President Mary Kurucz	Present
Vice President Karen Hansen	Present
Treasurer John Wright	Present
Secretary Sheila Fitzgerald	Present

DIRECTORS

Judy Birkhead	Present
Dick Carter	Present
Mike Fanning	Present
Cathy Holle	Present
Pete Lawrence	Present
Roger Wagner	Present
Verland West	Present

Eleven (11) Officers and Director were present.

The minutes of the February 22, 2018 meeting were read by Secretary Sheila Fitzgerald. A motion to accept the minutes was made by Connie St. Jean and seconded by Sharon Tybor. **Motion carried unanimously.**

The treasurer's report was given by **John Wright**. There were a couple of debit card expenses that were missed in the January report. These have been corrected in this month's report. Since everyone has a copy of the February report, I will just summarize the fund's ending balances.

At the end of February, these were: Improvement fund \$214,183.48, after budgeted transfer in. Operating fund \$76,182.05, after budgeted transfers out to improvement & operating funds. Reserve fund \$680,027.98 after budgeted transfers in and major expenses for A/C units and drainage. Along with the treasurer's report, there is a page with some details of operating and reserve expenditures last month. This information comes from the computer file record, and several people have volunteered to monitor the record on their home computer. The home computer must have the program to read the file, but it is an open-source free program. Our web mistress is looking at the possibility of making the file available from our web site also. I ask anyone interested in participating in this activity, please contact me so I can help set you up. The 2019 budget proposal is distributed at this meeting. It is in the finalized form, with updates to the reserve calculation, for members to review over the summer. Next year's fees have only been estimated. We expect to have the CPI figures for the end of the third quarter 2018 before the October member meeting, so we can present them then and vote the budget at the November meeting.

## **COMMITTEE REPORTS**

**Judy Birkhead** – The planned golf cart inspection by AA Golf Cart Repair and Service had to be postponed until January. Judy also reminded that the I.C.E. packets are still available in the office.

**Dick Carter** – Ditches and drains - They are back on the ditches again, and he is asking that if you have a drain problem or water surface in your yard, please take pictures and send or bring them to the office. That way they can put them on a map to try to find where the water is coming from. Dick also said that he needs more help. He has one good man helping, but if anyone wants to volunteer, their services would be welcome.

**Mike Fanning** – Buildings – Since he is so newly appointed, he doesn't have much to report at this time, other than that he is in the process of getting some estimates on some things that are going to need repairs.

**Sheila Fitzgerald** – New residents report – We have had six new residents since our last meeting. Their names were read aloud and we welcomed all, especially those who were in attendance at this meeting.

**Karen Hansen** – Property standards – Most of the issues from January and February have been resolved. Most homeowners were very cooperative. She is working on three new issues that were just recently received. She thanked people who had issues or comments for submitting them in writing.

**Pete Lawrence** – RV area – Letters have been sent out requesting people provide updated applications and registrations. Many have not replied. We are going to let them know if they don't reply by the end of April, they will be told to move their vehicle.

**Roger Wagner** – Insurance –No report

**Verland West** – Staff management report– The maintenance crew has cleaned all the tables and chairs in the pavilion in preparation for the dance and volunteer appreciation event that will be held out there on Saturday. He thanked Dick Gagner for his help with the flag raising. The drains on Timber Ln. N. have been fixed so they no longer make noise. New signs have been placed over by the office limiting the parking in those spaces to fifteen minutes, and only for office business. He asked people to use care when disposing of construction waste over in the RV area.

**Cathy Holle** –Property standards. – Mary Kurucz said Cathy Holle, being a full time resident, will be the “go to” director who will be wearing many hats over the summer. She will oversee the buildings, pool maintenance any other issues that arise while the director in charge is up North. She will be able to request all the assistance she needs from the other directors who are full time residents, and Mary Kurucz says she is only a phone call away, and will be available to help with any issues.

**Mary Kurucz** – speaking for Health and welfare – The blood mobile will once again be in our park. It will be April 9<sup>th</sup>, from 1:00 to 4:00. There is a sign-up sheet at the back of the clubhouse. Please donate if you can.

**Sharon Tybor– Social Club** - presented all the upcoming social activities to take place in April and the next several months. **IMPORTANT** 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.**

**Mary Kurucz** – announced a date change for the April board and membership meetings. It was decided to move them up by two weeks because many board members and residents will be leaving the park for the

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summer. The new dates are April 5<sup>th</sup> for the BOD meeting and April 12<sup>th</sup> for the FPPOA membership meeting. She also announced that Ed Allensworth had resigned his position on the board due to some family illnesses.

Mary also announced that sadly, out office manager, Mary Diaz, has asked for, and has been granted a medical leave of absence. Laurene Armstrong, one of our very capable office reception volunteers, has applied for the position to fill in for Mary. Mary provided training for Laurene and has offered to help in any way she can during the transition. Laurene was in attendance at this meeting and was introduced to the membership.

The cement mixer that was about to be offered to members for the best offer in a sealed bid, has been postponed. The streets and drains committee asked that we hold off on this, as they think they may be able to use it here in the park. The cost of the doggy bags for the Peace Lake dog walking area was previously misreported. The board had previously voted to discontinue purchasing them, and asked that people bring their own bags. The board has decided to reconsider and again purchase them, only until the end of 2018, then reevaluate the decision. \$80. Buys 2,000 bags.

The board also discussed and decided we did not have a complete and accurate employee policy in place. After much work with our committee, we have finally put an employee policy in place. The jobs will be posted on the bulletin board over in the activities building. We will be accepting applications and conducting interviews per our new policy.

This week, Forest Park hosted the OURROC meeting here in our clubhouse. For those who may not know, OURROC is an organization made up of all the resident owned parks in the area. There is much excellent information learned at these meetings. This month the presentation was on hurricane preparedness, home owners insurance and FEMA.

Mary explained that our food vendors had been shut down because one individual made an anonymous complaint to code enforcement. She said the board did not make the complaint, and had nothing to do with it. It is now between the vendors and code enforcement. Some board members attempted to find out from code enforcement, who made the complaint and they would not tell us.

At this point, the meeting turned into a very disrespectful shouting match, with everyone shouting out at the same time, changing the subject from the original issue, to dogs, a swimming pool, conference table, etc. This made it impossible to transcribe anything that was said into notes to include in these minutes. Our president tried over and over to bring the meeting back to order with no success. The memberships continued to shout and nothing was decided or accomplished by it.

A motion to adjourn was made by Vinnie Guerrini and seconded by Gloria Hartz. Motion carried. Meeting adjourned at 8:40.

The committee has not finished counting the votes at the time of adjournment, so the results will be posted to the bulletin boards, and by an email blast and on our social media group either tonight or tomorrow morning.

Respectfully submitted by Sheila Fitzgerald, Secretary