

**FOREST PARK PROPERTY OWNERS ASSOCIATION**  
**GENERAL MEMBERSHIP MEETING**  
**April 12, 2018**

**President Mary Kurucz was excused due to illness. Vice President Karen Hansen presided.**

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

Vice President Hansen called for the documented attendance report. There were 74 members in attendance which did not constitute a quorum. Meeting is for information only.

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

**OFFICERS**

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

**DIRECTORS**

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

Eight (8) Officers and Director were present.

A motion to waive the reading of the minutes of March 22 meeting was made by Becky Conrad and seconded by Bob Fountaine **Motion carried unanimously.**

**John Wright - Treasurer's report**

Because this meeting was held 2 weeks early, John was unable to prepare his treasurer's report. Information will be distributed at the October meeting.

**COMMITTEE REPORTS**

**Mike Fanning - buildings** – We have changed our supplier for our cleaning and paper products. The new vendor is Coastal Paper Co. The new floor mats for the kitchen and for the doorways at the Activity Building have been installed. The two windows up over the stage and the activity building windows have been tinted. He is getting prices on having the floors in the clubhouse stripped, cleaned and waxed. He's received one quote so far, and at \$3800.00, it was much too high. He has two more people coming to give him a quote. New resident Ken Parcels says he did floors at a school for 20 years, and offered to help when he returns in the fall. New electrical outlets have been installed on the outside of the building and new spotlights have been installed for the flag poles. They have gone over all the propane tanks and found we had seven bad ones which have gone back to the propane company for proper disposal. We don't need new ones right now. Will buy new ones as needed. They have disposed of approximately fifteen plastic gas cans that were sitting around in the storage shed, and we have replaced them with a 30 gallon steel gas tank on a rolling caddy. The cost was \$500.00. This is much safer and is very easy to handle. We are also getting quotes from pest control companies to find out if we have a termite problem, and if so, what the cost would be to take care of it.

**Sheila Fitzgerald – New residents report** – We have had one new family since our last meeting. Their names are Frank and Ernestine Tallman from PA. They were in attendance at the meeting and were warmly welcomed by all.

**Karen Hansen – Building standards-** She is handing the responsibility for building standards over to her partner, Cathy Holle, for the summer.

**Cathy Holle** –Property standards. – We still have three outstanding complaints we are working to resolve. They plan to implement a new system in the fall for inspecting property and sending notices. It was suggested that a notice would go out to all residents, letting them know that property inspections will be done during a certain time frame, after which letters will be sent from the board to any resident that needs to clean or paint their home. This will prevent them from being done piecemeal, or only when a complaint is made, which can result in somebody getting a notice, when perhaps a neighbor's home may be in worse condition and they receive no notice. This new method would result in it being done and enforced equitably.

**Judy Birkhead** – Lost and found has many items that need to be claimed in the activities building. She complimented our new employee, Laurene Armstrong on the wonderful, efficient job she is doing in our office.

**Dick Carter** – Ditches and drains - Not present at meeting, but sent a message that he is available during the summer, by phone or email if anyone has any questions about streets and drains.

**Pete Lawrence** - RV Storage area - He has sent out letter number three by registered mail, to the non-responders to the two previous letters asking for registrations for their stored vehicle, as well as updated applications. If he gets no response to this third letter, these people will be towed at their expense, and lose their spots. And they won't have it reserved for them when they return. He's also updating signs indicating the residents name and spot # in the RV area.

**Roger Wagner** – Insurance –No report

**Verland West** Will make repairs to Bocci court over the summer. They've had pool doctor change a valve that was malfunctioning. Windows in the clubhouse will all be cleaned as they have needed it for quite a while. A tree over by the pool pump area is going to be removed.

**Sheila Fitzgerald for John Wright** – he was excused from the meeting since he had returned to Canada, but he sent this email to the board and asked that it be read at the membership meeting. His message is as follows:

At the end of the board meeting, Jon Armstrong explained how he repaired the McClain's driveway. The brief discussion that followed digressed into questions concerning whose responsibility the repair was.

Jon's work involved assessment of the need for repair, arranging for the necessary components and equipment, and physically carrying out the job. He functioned as consultant, contractor and laborer and got the job done. In doing so, he solved a serious issue for Forest Park, at a very reasonable cost. I think the board should express our appreciation for his work.

## Mary Kurucz – Old Business

The pool fence is under way, checks will not be written until satisfied. The palm tree in the pool equipment area is to be removed to extend access for servicing the pool. It is scheduled to be cut down this Friday. We have also scheduled with a tile company to repair and/or replace the coping and tile at the pool. The chemical process for the pool has been very irregular to say the least. Pool Doctor is taking our acid feeder which controls amount of chlorine in the water. Until all is back in order and fixed, chemicals are being added manually. The shingles on the ridge of activities building are being replaced. They came off during hurricane.

Last year when Jan Orlando was in charge of buildings, we voted to repair and replace the roll down shutters at a cost of \$3700.00. This was never completed we are going to do it now. The purchase of the land adjacent to our property is in process.

As the board is working hard to tighten up our ship, we found a very important procedure that is letting something that was in our by-laws since day one, be ignored. The five dollar penalty for late payments. The amount of lost revenue could be significant. And is unfair to those who pay regularly and on time. Starting June 1, 2018, if you are late or underpaid on your HOA fee, you will be assessed \$5.00. We cannot go back retroactively, but you will be assessed from June 1, 2018. When you get a letter regarding your balance due, please check over what we have on your record and match it with your records. If you think our records are incorrect, and you can provide a check number and check amount that we don't have, we will be glad to fix it.

The meeting was then opened for discussion. Some of the topics covered:

Difficult for people of short stature - having a hard time opening the pool gates. Question as to why we raise the fees each year, when we have discretionary funds that are not being used. Karen Hansen explained that the increase in the fees does not only go to the discretionary or improvement fund, but also to the reserve fund which always needs to be replenished. The service animal problem. The Canadian and American flag issue. There was a huge argument. Twenty or more people were screaming and yelling all at the same time. No individual comments could be heard.

A motion to adjourn was made by Jon Armstrong and seconded by Betty Hult. Motion carried. Meeting adjourned at 7:45

Respectfully submitted by Sheila Fitzgerald, Secretary