

# Clarcona Resort Condominium Association, Inc.

## REGULAR BOARD OF DIRECTORS MEETING

Minutes, October 9, 2008

- I. **CALL TO ORDER:** A regular meeting of the Board of Directors of Clarcona Resort Condominium Association was called to order by President Bill Church at 7:00 p.m. on October 9, 2008, in the Clarcona Resort Condominium Association Recreation Hall, Apopka, Florida.
- II. **OPENING CEREMONIES:**
  - A. Pledge of Allegiance
  - B. Prayer: Lord's Prayer
- III. **ROLL CALL:** Secretary Sheri Jessup called the roll. Present were: Lee Adkison, Bob Albaugh, Bill Church, Tony Donato, Erich Hohm, Bob Leonard, Florence McNeill, Dave Shannon and Carl Vandergrift.
- IV. **READING THE MINUTES OF THE PREVIOUS MEETING:** Motion by Bob Albaugh seconded by Bob Leonard to accept the minutes of the August 2008 Board of Directors meeting as written. Motion passed unanimously.
- V. **REPORTS:**
  - A. **President: Bill Church.** No Report
  - B. **Vice President: Erich Hohm.** No Report.
  - C. **Manager: Dave Shannon.** Effective October 1, 2008, new State regulations require Board of Director terms to be limited to one year unless the membership votes to approve two year staggered terms. Under our Drug Free Workplace Policy we have a new drug testing company, testing two randomly selected employees each month.
  - D. **Treasurer's Report: Tony Donato.** Approval of the 2009 Budget to be sent out to the unit owners is under new business on this agenda. Mr. Donato will discuss concerns in more detail when the Budget item is considered.
  - E. **Committee Reports:**
    1. **AERC:** Mary Lou Weaver, Lot 501. Written report read and submitted.
    2. **Utilities:** Mary Lou Weaver, Lot 501. Written report read and submitted.
    3. **Why Not News:** Mary Lou Weaver, Lot 501. Written report read and submitted.
    4. **CCC:** Tim Jessup, Lot 337. There was no meeting in September.
    5. **Violations:** No Report.
    6. **Non-Committee Reports:**
      - i. **Homeowners Forum:** Bob Barrett, Lot 1307. Written report read and submitted.
      - ii. **Sunshine Club:** Erich Hohm, Lot 115. Working on Kids' Halloween Party with Neighborhood Watch.

- iii. **Neighborhood Watch:** Tim Jessup, Lot 337. Volunteers needed for Halloween. Attend the Neighborhood Watch meeting on October 16, for more information.

**VI. NEW BUSINESS**

**1. Approve CCC fines and letters.** There are no fines to approve. Motion made by Dave Shannon and seconded by Erich Hohm to send out the certified letters as needed. Motion passed unanimously.

**2. Consider hiring a violations clerk.** Motion made by Dave Shannon to hire a Violations Clerk at a maximum of 20 hours per week and \$8.00 an hour. This person would write violations and process the violations letters. There was Board discussion regarding self governing versus hiring a violations clerk. The following people were recognized and spoke: Bob Barrett, Lot 1307, Rina Schoen, Lot 1205, Sheri Jessup, Lot 337, Mary Lou Weaver, Lot 501, Joan O'Toole, Lot 2518 and Tim Jessup, Lot 337. The motion died for lack of a second.

**Motion made by Lee Adkison and seconded by Bob Albaugh, in the interest of time, to hear the remaining agenda items in the order of item number 5, 7, 4, 6 and 3. Motion passed unanimously.**

**3. Approve budget for Mailing to Unit Owners.** Motion made by Tony Donato, seconded by Lee Adkison to change the calculation of the reserve budget from the straight line method to the pooling method. Bob Barrett, Lot 1307, Rina Schoen, Lot 1205 and Jack Jordan, Lot 316 were recognized and spoke. After Board discussion regarding concerns, Mr. Donato amended his motion to change the calculation of the reserve budget from the straight line method to the pooling method and incorporate the idea of checks and balances. On a roll call vote, Lee Adkison, Bob Albaugh and Tony Donato voted Yes. Erich Hohm, Bob Leonard, Florence McNeill, Dave Shannon, Carl Vandergrift and Bill Church voted No. The motion failed.

Motion made by Dave Shannon, seconded by Erich Hohm to mail the budget out to homeowners, as is. There was Board discussion regarding new mailboxes, reserves versus operating expenses, and special assessments. Gail Crossland, Lot 448, was recognized and spoke. On a roll call vote Lee Adkison, Bob Albaugh, Erich Hohm, Bob Leonard, Florence McNeill, Dave Shannon, Carl Vandergrift and Bill Church voted Yes. Tony Donato voted No.

**4. Consider dated on Street Sweeping Contract.** Motion made by Bob Albaugh to have the streets swept quarterly. Bob Albaugh revised his motion to have the streets swept every month. The motion was seconded by Tony Donato. Sheri Jessup, Lot 337, Jack Jordan, Lot 316 and Bob Barrett, Lot 1307, were recognized and spoke. Manager Dave Shannon stated that the \$215 cost of the street sweeper includes the dumping fees. On a roll call vote Lee Adkison, Bob Albaugh, Tony Donato, Bob Leonard and Dave Shannon voted Yes. Erich Hohm, Florence McNeill, Carl Vandergrift and Bill Church voted No. The motion passed.

**5. Renew the election committee.**

**A. Linda Rock, chairperson.** The election will be on Thursday, December 11, 2009. Linda Rock will be out of town and recommends Joan O'Toole to chair this committee. The item will be brought back to the next Board meeting for the Board to consider volunteers to be on the committee.

**6. Approve and sign Identity Theft Prevention Program.** Motion made by Dave Shannon and seconded by Lee Adkison to approve and sign the Identity Theft Prevention Program. Ton Donato voted no. After further Board discussion regarding changing the document title to Clarcona Resort Condominium Association Inc., A Utility Provider, the motion passed unanimously.

**7. Approve putting 2 spare computers in the Rec Hall for public use.** Motion made by Lee Adkison and seconded by Florence McNeill to sell or donate the computers. Motion passed unanimously.

**VII. ADJOURNMENT**

Motion made by Erich Hohm to Adjourn. Board discussion regarding the budget and mailboxes continued. Lee Adkison seconded the motion to adjourn. The motion passed unanimously. The meeting was adjourned at 9:00 pm.

Prepared by Secretary: \_\_\_\_\_

  
Sheri Jessup, Secretary, Clarcona Resorts Condominium Association

Certified as approved: \_\_\_\_\_

Copy to: Lee Adkison, Bob Albaugh, Bill Church, Tony Donato, Erich Hohm, Bob Leonard, Florence McNeill, Dave Shannon, Carl Vandergrift

Reports to the Board of Directors Monthly Meeting  
October 9, 2008

#### AERC

During September, there were 14 applications to the committee for approval ranging from the cutting of trees, golf cart permits, moving units onto lots, fences, etc. All 14 of the applications submitted were approved by the committee. The committee is constantly doing field trips throughout to the park to advise and assist homeowners with improvements. The committee is made up of 5 very qualified men in various fields pertaining to AERC.

Respectfully Submitted



Mary Lou Weaver, Secretary

#### UTILITIES

The committee has received the last of the requests and proper release forms for the Association to provide drains on the homeowners properties.

The men, who are also AERC members have been working on informative signs at the entrance to make it easier for residents to understand which gates are the proper gates to use.

In the Why Not News is a diagram to help the homeowner better understand what is needed in case of drain clogs.

Road repair needs and water tank need is currently being studied by the committee, and the front entranceway work is still being worked on.

Respectfully Submitted



Mary Lou Weaver, Secretary

#### WHY NOT NEWS

With the snow-birds back, there will be a need for more pages added to the newsletter to accommodate the added weekly events taking place in the park. This means the cost of printing will be going up. We would appreciate any help in obtaining advertisers. This will probably be the last month of this year that the newsletter is holding its own in printing. Wally, Johny, Dave and Diedre <sup>Sander</sup> deserve a big hand for their assistance in getting the publication out on time !! We had a problem with one advertisement this month which was not our error. Hopefully Dave has resolved it. He surely gave it his best shot !!

Respectfully Submitted



Mary Lou Weaver, Editor

HOME OWNERS FORUM  
8/25/08

COMPLAINT THE CCC WAS RUSHING AN ADMINISTRATION FEE.  
COMMENT WAS TO SEND THE FIRST LETTER IN THE FORM OF A  
WARNING NOTING THE VIOLATION.

QUESTION WHY IS THE FENCE AROUND THE POOL BEING MEASURED?

MINI GOLF NEEDS SOME CLEANING AND GRASS CUTTING.

WHAT IS BEING DONE ABOUT INOPERATIVE GOLF CARTS AND AUTOS?  
COUNTY ZONING WAS TO WORK WITH ERIK HOLMES ON THIS.

CAN ANYTHING BE DONE TO THE COIN SLOTS OF THE DRYERS?  
SHOULD BE ABLE TO USE AS MANY QUARTERS AS NEEDED TO DRY.  
AFTER THE INITIAL DRYING YOU MUST INSERT ANOTHER SEVENTY FIVE  
CENTS TO DRY FOR ONLY A FEW MINUTES.

**POSTED**

**COMPLETED**  
10/3/08

Clarcona Resort Condominium Association, Inc.

## **NOTICE**

### **REGULAR BOARD OF DIRECTORS MEETING**

**DATE: October 9th, 2008**

**TIME: 7:00 P.M.**

**PLACE: RECREATION HALL**

#### **AGENDA:**

- I. CALL TO ORDER: President**
- II. OPENING CEREMONIES**
  - A. Pledge of Allegiance**
  - B. Prayer: LORDS PRAYER**
- III. ROLL CALL: SECRETARY**
- IV. READING and APPROVAL of MINUTES of the PREVIOUS MEETING**
- V. REPORTS:**
  - A. President**
  - B. Vice President**
  - C. Manager**
  - D. Treasurer's Report**
  - E. Committee Reports**
    - 1. AERC**
    - 2. Utilities:**
    - 3. Why Not News**
    - 4. CCC**

5. Violations
6. (Non-Committee Reports: Homeowners Forum, Sunshine Club, Neighborhood Watch, )

## **VI. NEW BUSINESS**

1. Approve CCC fines and letters.
2. Consider hiring a Violations Clerk.
3. Approve Budget for Mailing to Unit Owners.
4. Consider Street Sweeping Contract.
5. Renew the Election Committee.
  - a. Linda Rock, chairperson.
6. Approve and sign Identity Theft Prevention Program.
7. Approve putting 2 spare computers in the Rec Hall for public use.

## **VII. ADJOURNMENT**





# NOTICE

Employees are required to clock in and begin there day at there scheduled time. If you have to clock in at 6:50a.m. to make it to the shop by 7:00 a.m. to begin work then that is what you may have to do. Walking into the shop at 7:03 or later will no longer be tolerated. If you believe you are going to be late because of traffic or an emergency you are to call me immediately. (This doesn't mean call me at 7:00 a.m. and tell me you just woke up, that wont be accepted.) A couple of you have been warned many times if you are late another day without prior approval you will be terminated immediately without anymore warnings.

Virginia Seaver  
*Virginia Seaver*  
10/9/08

SIGN BELOW :

Brandon Adkison= *Brandon Adkison*  
Tim Jessup= *Tim Jessup*  
Sephian Pizarro= *Sephian Pizarro*  
Ken Schoonover= *Ken Schoonover*  
Lee Loughman= *Lee Loughman*