

# Clarcona Resort Condominium Association, Inc.

**POSTED**

## REGULAR BOARD OF DIRECTORS MEETING

Minutes, May 8, 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 May 8, 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: Bill Church, Tony Donato, Erich Hohm, Bob Leonard, Florence McNeill, Dave Shannon and Carl Vandergrift. Bob Albaugh attended the meeting via telephone. Lee Adkison was absent.
- IV. **READING THE MINUTES OF THE PREVIOUS MEETING:** Motion by Carl Vandergrift, seconded by Florence McNeill to accept the minutes of the April 2008 meeting as written. Motion passed unanimously.
- V. **REPORTS:**
  - A. **President: Bill Church.** Work will continue on the Earth Day project until completed. Come out Saturday, May 17<sup>th</sup> to lend a hand.
  - B. **Vice President: Erich Hohm.** No report.
  - C. **Manager: Dave Shannon.** Electric bill and Maintenance Statement are now on one statement. Meter readings and kilowatts should show up on next month's billing.
  - D. **Treasurer's Report: Tony Donato.** Treasurer's April 2008 Activity Report read and submitted.
  - E. **Committee Reports:**
    1. **AERC:** Mary Lou Weaver, Lot 501. Written report read and submitted.  
**Utilities:** Mary Lou Weaver, Lot 501. Written report read and submitted.
    2. **Why Not News:** Mary Lou Weaver, Lot 501. Written report read and submitted.
    3. **CCC:** Tim Jessup, Lot 337. April 2008 meeting minutes read.
    4. **Non-Committee Reports:**
      - i. **Homeowners Forum:** Bob Barrett, Lot 1307. Report read.
      - ii. **Sunshine Club:** Faye Hohm, Lot 115. There were ten participants in the Edy's Ice Cream writing contest.
      - iii. **Neighborhood Watch:** Tim Jessup, Lot 337. No Report.
- VI. **OLD BUSINESS**
  1. **Reconsider Attorney's opinion on pulling electric meters.**

This item was explained by Manager Dave Shannon. There was board discussion and audience participation. Judy Parker, Lot 319, Bob Barrett, Lot 1307, Rina Schoen, Lot 1205 and Mary Miles, Lot 312 spoke. Motion made by Erich Hohm and seconded by Carl Vandergrift to seek an attorney's opinion on pulling electric meters. On a roll call vote Bob Albaugh, Erich Hohm, Bob Leonard, Florence McNeill, Dave Shannon, Carl Vandergrift and Bill Church voted yes. Tony Donato voted no. The motion passed.

## VII. NEW BUSINESS

### 1. **Approve fines for CCC and letters going to CCC.**

Dave Shannon stated that the unit number requirement on a lot is an adopted resolution and not a rule or regulation of the park. The administration fee can be charged but not a fine. Florence McNeill suggested that the \$30 admin fee be used to purchase and install the unit number with the permission of the homeowner. Board discussion included charging an additional \$30 for the purchase and installation of the sign and post since the admin fee already covers administrative costs. The Board also considered, in lieu of fining and going to CCC, that the owners pay \$30 for post, green metal numbered sign and installation by Maintenance. The following members of the audience were recognized and spoke: Missy Seaver, Lot 2711 and Rina Schoen, Lot 1205. There was further Board discussion regarding CCC fines and access to the Park. Tim Jessup, Lot 337 was recognized and spoke. Roland Canuel, Lot 1126 was recognized and spoke. There being no further discussion, motion made by Erich Hohm and seconded by Carl Vandergrift to accept fines and resolutions of the CCC committee, excepting the units fined for lot numbers. Motion passed unanimously.

### 2. **Accept Davis Crossland's resignation from CCC and appoint David Parker as replacement.** Motion by Florence McNeill, seconded by Bob Albaugh to accept Davis Crossland's resignation from CCC and appoint David Parker as replacement. Motion passed unanimously.

### 3. **Approve work shops for discussing the Pooling method for Reserves, first Monday of each month at 4:00PM.**

Motion made by Erich Hohm and seconded by Bob Albaugh to approve work shops for discussing the Pooling method for Reserves, first Monday of each month at 4:00PM. Jack Jordan, Activities Director, Lot 316 was recognized and spoke regarding Rec Hall availability. Rina Schoen, Lot 1205 and Bob Barrett, Lot 1307, were recognized and spoke. After Board discussion Erich Hohm amended the motion to change the time to 7:00PM, seconded by Bob Leonard. Jack Jordan, Lot 316, was recognized and spoke. Motion passed unanimously.

### 4. **Consider part time Armed Security Guard for night time hours.** Motion by Tony Donato and seconded by Carl Vandergrift, do not hire an armed security guard. Bob Barrett, Lot 1307 was recognized and spoke. Motion passed unanimously.

### 5. **Purchase 10 new chaise lounges and 8 chairs for the pool.**

There was Board discussion regarding the condition of the existing chairs, cost and guarantee. Motion by Carl Vandergrift and seconded by Dave Shannon to purchase 10 new chaise lounges and 8 chairs for the pool. The following members of the audience were recognized and spoke: Rina Schoen, Lot 1205, GiGi Adams, Lot 313, Bob Barrett, Lot 1307, Cathy Pothier, Lot 515, and Missy Seavers, Lot 2711. Motion passed unanimously.

### 6. **Replace Bath House 8 & 9 roofs.**

Motion by Dave Shannon and seconded by Bob Leonard to accept the Roof Master bid to replace bath house 8 & 9 roofs. Geri Staples, Lot 252 was recognized and spoke. Motion passed unanimously.

### 7. **Cut down dead Maple Tree at Bath House #9.**

Motion made by Erich Hohm and seconded by Carl Vandergrift to cut down the dead maple tree at bath house #9. After Board discussion the motion passed unanimously.

### 8. **Consider how to proceed with unit 602.**

Motion made by Erich Hohm and seconded by Florence McNeill to demolish the unit and place the lot for sale for a minimum \$25,000. Bob Barrett, Lot 1307, was recognized and spoke. Motion passed unanimously.

**9. Amend Gate Rules to read no calls after 10:00PM to allow guests to enter. Limit the number of guests to an owners list to 5. Make the bicycle law pertaining to helmets and lights part of the rules and regulations.**

Motion by Bob Albaugh to mend Gate Rules to read no calls after 10:00PM to allow guests to enter. Limit the number of guests to an owners list to 5. Make the bicycle law pertaining to helmets and lights part of the rules and regulations. There being no second Mr. Albaugh withdrew his motion to allow the Board to consider each part of the item separately.

Motion by Bob Albaugh to amend Gate Rules to read no calls after 10:00PM to allow guests to enter. Motion seconded by Erich Hohm. Board discussion included emergency vehicles and commercial vehicles. Jack Jordan, Lot 316 and Judy Parker, Lot 319, were recognized and spoke. The motion passed unanimously.

Motion by Erich Hohm and seconded by Bob Albaugh to limit the number of guests on the owner list to 5. Faye Hohm, Lot 115, Jack Jordan, Lot 316, Bob Barrett, Lot 1307 were recognized and spoke. Motion carried unanimously.

Motion by Carl Vandergrift, seconded by Erich Hohm to make the bicycle law pertaining to helmets and lights a violation of the rules and regulations. Sheri Jessup, Lot 337, Rina Schoen, Lot 1205, Sandy Goodwin, Lot 631 were recognized and spoke. Bob Albaugh, Erich Hohm, Bob Leonard, Florence McNeill, Dave Shannon, Carl Vandergrift and Bill Church voted yes. Tony Donato voted no. The motion passes.

**Motion by Dave Shannon and seconded by Bob Albaugh to add two items to the agenda.** Motion carried unanimously.

Motion by Dave Shannon seconded by Erich Hohm to send to state for declaratory statement regarding Association inspection of records. Motion carried unanimously.

Motion by Dave Shannon to add amendment to rules and regulations to no longer allow persons evicted from a lot to reside anywhere else in the Park. After Board discussion it was decided to bring this item back to the next Board meeting. Mary Lou Weaver, Lot 501, Rina Schoen, Lot 1205, Joan O'Toole, Lot 2518 were recognized and spoke.

**Readdress Florence McNeill's suggestion on lot numbers.** Florence McNeill motioned that we take the money from violations and apply to purchase the sign and post for installation, with the owners' consent; \$30 in lieu of the administration fee before it goes to CCC for fining, or \$30 in addition to the administration fee if it goes to CCC for fining. Discussion included allowing the owner the option of putting the unit number up themselves or authorizing the Association to install the number and time limits. Bob Leonard seconded the motion. Motion passed unanimously.

**VIII. ADJOURNMENT**

Motion by Dave Shannon and seconded by Bob Leonard to adjourn the meeting at 9:18pm. Motion passed unanimously.

**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

**POSTED**  
**COMPLETED**  
05/30/08

**NOTICE**

**COVENANT COMPLIANCE COMMITTEE**

**(CCC)**

**WILL MEET:**

**DATE: June 5th, 2008 (Thursday)**

**PLACE: RECREATION HALL**

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

**Agenda:**

**1. Call to Order**

**2. Roll Call**

**Shearon Church, secretary**

**Ray Kugel**

**Tim Jessup, Chairperson**

**Bob Barrett**

**Jack Jordon**

**Eleanor Mashman**

**Mike Parker**

**3. New Business**

**403, Delisa Pisco**

**516, Rick L. Lamica**

**642, John T. Bulecza, copy to resident  
647, Debra S. Etheridge, Paul Kaufman**

## **5. Adjournment**