

JELLYSTONE PARK CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 8, 1992

AGENDA

CALL TO ORDER

PROOF OF NOTICE

DETERMINATION OF A QUORUM AND ROLL CALL

READING OF THE PRIOR MINUTES

OPEN FOR PUBLIC COMMENT (2 MINUTE LIMIT)

7:15 TO 7:45 P.M.

OFFICERS REPORTS

1. PRESIDENT'S REPORT
2. VICE-PRESIDENT'S REPORT
3. TREASURERS REPORT (MANAGERS REPORT)

COMMITTEES REPORTS

UNFINISHED BUSINESS

1. FOR SALE SIGNS
2. OUTSIDE STORAGE

NEW BUSINESS

1. COLLECTION PROCEDURES
2. MEETING PROCEDURE
3. LEASE REPORT
4. SPECIAL ASSESSMENT
5. PURCHASE PROPOSAL

ADJOURNMENT

Jellystone Park Condominium Association, Inc.
3000 S. Clarcona Rd. #201
Apopka, Florida 32703

Minutes of Board of Directors Meeting

October 8, 1992

President Harold Cornell called the meeting to order at 7:00 p.m. Secretary Juanita Drum read the proof of notice which was posted on the Associations premises by Sandra Loughman on October 6, 1992. She then called the roll and seven members were present. Absent were Clinton Wakefield and Jim Morrison. Since no one had signed in to speak, President Harold Cornell continued with the meeting. Secretary Juanita Drum read the minutes of the prior meeting. Harold asked for any corrections or acceptions. Nadeen Young made a correction regarding the problem at the end of Poison Ivy Gulch. The problem has not been corrected and mangement is taking bids on the work to correct the problem. Clinton Porter made note that the savings total on the newspaper recycling was to date, not per month. Jean Lancaster made a motion to accept the minutes and corrections as noted, seconded by Wally Lamb. The minutes were accepted.

Harold Cornell read a request he sent to Cal Bailey requesting time to speak at the next C & A Homeowners meeting. He then made a few comments concerning the cat problem in the park. Orange County now requires that if a cat is to be trapped a form with a detailed description of the animal must first be filled out. Jim Wyrick brought up the subject of people feeding the stray cats. Harold asked him to fill out a complaint form and Jim replied that he had and the problem continues. Jim wants the people to stop feeding the animals. Harold then addressed the people complaining about the gate. He asked that complaints be put in writing so they may be properly dealt with. As to the situation of holes in the fence. The fence is being repaired but we really need more money to correct the problem properly.

Vice-President Wally Lamb gave his report on the electric bills and how they were paid. Nadeen Young gave the Treasurers report; we have \$14,510.72 in the checking account, \$51,570.00 in the Paving Reserves account, \$503.00 in the Taxes account, \$148.00 in the Insurance accounts and \$41,548.00 due in Accounts Payable. Our Directors and Officers insurance company called and told us that since George Meier is included in the lawsuit they are replacing him with a new lawyer, Scott Kirk. They plan an aggressive approach and will look at our D & O insurance for next year.

Ruth Patten and Wilma Dingle gave a report on various activities they have lined up for this month and announced they have 12 members on their committee but would like more people to volunteer to help. They meet the first Thursday of each month at 10:00 a.m.


Juanita Drum gave a report on the Security Committee and also asked for volunteers to meet October 15, 1992 in the Rec Hall. Dorothy Wolfe gave the Sunshine Club report and Norma Haddox gave the Communications Committee report. She spoke of the newspaper they are printing and announced that October 22 will be Celebration Day for the new paper.

Harold Cornell then called for unfinished business. Jim Wyrick's request for a For Sale sign. Jean Lancaster made a motion to deny the request, seconded by Wally Lamb. The Board voted to deny the request. The next item under unfinished business was outside storage. Jean Lancaster made a motion that outside storage should be a shed, an addition, a box approved for highway travel or an enclosed section of a fifth wheel. This was seconded by Juanita Drum and the Board voted and approved this.

The New Business began with Wally Lamb reading the collection procedures. Nadeen Young made a motion to accept these guidelines, seconded by Norma Haddox. After discussion the Board voted and approved unanimously. Nadeen read an outline for a proposal to amend the existing commons and utilities lease. The options are enclosed. The floor was opened to discussion. After which several homeowners volunteered to form a committee to study this proposal. Following this Henry Leaders read the purchase proposal and special assessment, copies enclosed, and there was a discussion on this subject. Juanita Drum then read a recommendation from Bill Morrison, copies enclosed. Bill Morrison began the discussion on his recommendation. It was suggested that the people be given a comparison between buying and leasing. Wally Lamb made the statement that we need to get a written agreement with Mr. Phil Grace about what he will accept and what will be acceptable for us before we bring it to the people for a vote. Bill Morrison recommended to the Board that we go ahead and lease the commons for six months at \$3500.00 and the equipment for \$250.00 to give us time this winter to work it out with the people. Following the discussion Wally Lamb made a motion to accept Bill Morrison's recommendation and lease the commons for six months, adding that it should include the option to break the lease in the event the circumstances change. This was seconded by Henry Leaders. There was no further discussion. The Board voted and approved this unanimously.

It was announced that the next meeting of the Board of Directors will be held on November 4, 1992 at 7:00 p.m. and would include accepting nominations from the floor for the Board of Directors election to be held December 10, 1992. Nadeen Young made a motion to adjourn, seconded by Juanita Drum. The meeting adjourned at 8:40 p.m.

Memo: There were 44 homeowners present.



Juanita Drum, Secretary

These minutes were read and approved on 11/4/92

JELLYSTONE PARK CONDOMINIUM ASSOCIATION INC.
3000 S. CLARCONA ROAD #201
APOPKA, FLORIDA 32703

NOTICE OF BOARD OF DIRECTORS MEETING

OCTOBER 6, 1992

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of the Jellystone Park Condominium Association, Inc., will be held at the following date, time and place:

DATE: October 8, 1992

TIME: 7:00 P.M.

PLACE: Rec Hall
Sun Resort R.V. Park
3000 S. Clarcona Road
Apopka, Florida 32703

PURPOSE: The purpose of this meeting will include the consideration of a special assessment for the purchase of two mobile homes, 1 garbage truck, 1 van, 2 golf carts, 1 utility truck and the contents of the Condominium Office. Also, all such business as may be lawfully conducted. See attached Agenda.

NOTE: This meeting will be open to the public for discussion from 7:15 to 7:45 p.m. with a two (2) minute limit per person. If you wish to speak please sign in as a speaker when entering the meeting hall.

POSTING: This notice has been posted in compliance with the By-Laws and Florida Law on this date, Tuesday, October 6, 1992.

Jellystone Park Condominium Association, Inc.


Juanita Drum, Secretary

AFFIDAVIT OF NOTICE OF
Board Of Directors Meeting
October 6, 1992

State of Florida
County of Orange

Sandra Loughman, being duly sworn
and according to law deposes and says:

I am the authorized agent for the Jellystone Park
Condominium Association, Inc., and that on October 6, 1992, I personally
posted the notice of the Board of Directors meeting to be held on
October 8, 1992. These notices were posted on the Associations premises
not later than 5:00 p.m. on October 6, 1992.

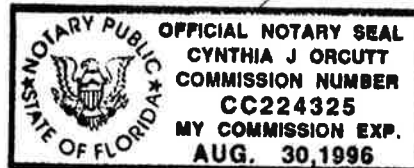
Sandra Loughman
Sandra Loughman
Agent for the Secretary of the
Jellystone Park Condominium
Association, Inc.

State of: Florida
County of: Orange

The foregoing instrument was acknowledged before me this date 10/6/92
by Sandra Loughman who is personally known to me.

Cynthia J. Orcutt
Notary Public


8/30/96
My Commission Expires



Condominium Association
at Sun Resort R. V. Park
3000 S. Clarcona Rd. #201
Apopka, Florida 32703

October 27, 1992

We, the undersigned, both being Board of Directors have received a copy of the Audited Financial Statements for the Jellystone Park Condominium Association, Inc. dated July 29, 1992.



Harold Cornell, President



Nadden Young, Treasurer

September 9, 1992

Memo to: Nadeen Young

From: The A.E.R.B. Committee

RE: Recommendations for outside storage

It is the recommendation of the A.E.R.B. that the following guidelines be used for outside storage.

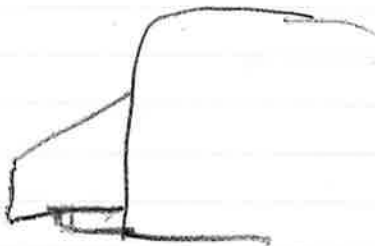
1. Only free standing storage sheds should be allowed as per the Condominium Documents.
2. Anything else should be built and attached to the trailer and be no wider than the unit it is attached to.

AREB recommendation for
Storage

Only storage sheds can be
free standing storage ^{Documents} allowed on ^{condo}

Anything else should be built
attached to trailer, no ~~larger~~ ^{higher} than trailer.

APPROVED	
Architectural & Environmental Review Board Committee	
Signatures	_____
Reason	_____



PROPOSAL TO JELLYSTONE PARK BOARD OF DIRECTORS

FROM SUN MANAGEMENT/SUN RESORTS

OPTION 1:

AS OF JANUARY 1, 1993, TERMINATION OF THE MANAGEMENT AGREEMENT AND INCREASING THE 99 YEAR LEASES TO FAIR RENTAL VALUE.

OPTION 2:

AS OF JANUARY 1, 1993, SUN MANAGEMENT TO STAY AT 5% AND THE 99 YEAR LEASES INCREASE TO 3,500 PER MONTH PLUS MAINTENANCE. (GUARANTEED FOR 6MOS AND THEN MONTH TO MONTH)

AFTER 6MOS EITHER PARTY MAY TERMINATE THE MANAGEMENT AT THAT TIME THE LEASES WOULD INCREASE TO 6,000 PLUS MAINTENANCE PER MONTH. TO BE FIGURED AT A PERCENTAGE OF THE ASSESMENTS EACH YEAR.

NON LEASE ITEMS TO BE AGREED UPON.

1. CONDO ADMINISTRATION BUILDING, TRASH TRUCK, UTILITY TRUCK, VAN, AND TWO GOLF CARTS LEASED FOR 250 PER MONTH PLUS MAINTENANCE.

2. ALL OTHER ITEMS ON RENTAL AGREEMENT TO REMAIN AS ON AGREEMENT.

OPTION 3:


PURCHASE PRICE	500,000 UNTIL JAN 93
	625,000 UNTIL JAN 94
	750,000 UNTIL JAN 95

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