

HOA DECEMBER MEETING

DECEMBER 14, 2021

ATTENDANCE BY TELEPHONE CONFERENCING: JUDY BERUBE, KAREN GRANT, SHIRLEY HOSNER, PATRICIA HESS, GARY MOHLER, DAVE MUROSKY, GARY MROWKA

Judy opened the meeting and called on Dave Murosky to report on Golf Course.

Dave reported that there will be an increase in January for all memberships and punch cards. A new three(3) month single membership will be available, this is something we did not have before. There will be a 6 month, single 12 month, double yearly, punch card and now 3 month single membership available to purchase. The increases were approved by the board.

Dave asked Judy to please reserve the last Saturday of January for a "Spaghetti Dinner" sponsored by the Golf Committee. This will be served as a take-out dinner that can be picked up to take home and eat. presented and Gator was the best price. The Cushman that we have now, will be used every day to pick up leaves, etc. The John Deer will be used for other things that need to be done in the park. The amount for the John Deer is \$10,243.10 and the money has been donated by PIPPS and Activities to purchase this. The board approved the purchase of this.

Building and Grounds report given by Karen Grant: Dog station will be moved to area just before the horseshoe area, the common ground that exists there. There is a street light there and flashlights can be used as well when walking your dog. Gary Mohler made a motion to accept this move with the contingency of no objection by the homeowners adjacent to this area. There will be no trash can or waste box, homeowners are expected to pick up and take their dog waste home with them. There will be no place to dispose of dog waster at the station. Bathrooms at Pro Shop - Would like to remodel the bathrooms with new floor and new toilets. We have had a few incidents where people have slipped on the bathroom floor and fallen. The new floor would be vinyl and non-slip. Also ladies would like to repaint the Pro Shop with paint that has been donated. The renovation will cost less than \$500. Dredging the ponds - This has been mentioned in the past and will be added to our budget with the hopes of raising the money in the future to do this. We are still in the process of looking into the possibility of a grant from Polk County as Professional people have been out to look at this and agree that we need to do this in the future. Karen also asked that we finish the stone around the Challenger clubhouse and the area by Dumand's house and plant some flowering items to make it attractive. This would be under \$1,000. to finish out.

Pool committee wants to add a small railing at the Boulevard pool area by the step landing to help people be aware that there is a step there and also help handicapped people. New signs should be made for both pool areas, as the old ones are fading and getting old.

Gary Mohler reported that the Rules & Regulations, Covenants and By-Laws are with the attorney.

Shirley Hosner reported on the budget. The board is suggesting an increase of \$5.00 per month. This would be \$150.00 per quarter, with the January payment being \$170.00. The extra amount is only for the first quarter. This was voted on by the board and approved with one board member opposed of the increase.

Judy Berube talked about property in the park that is wanting to divide the property into two lots. This has been turned over to our attorney, we will wait until he gets back with us as to what the next step is. There are three other homes that our attorney is working on, and liens have been placed on them. One of these homes is pending possible sale.

Judy asked that the meeting be adjourned.

Respectfully submitted,

Patricia Hess, Secretary of HOA