

PLANTATION OAKS RESIDENTS' ASSOCIATION (PORA)

Quarterly Membership Meeting

June 5, 2022

The meeting was called to order at 7:00pm by President Gary Watkins. The pledge of Allegiance was recited. Roll Call was taken by Gary Watkins. Gary Watkins, Betty Vandermyn, Janice Randolph, Ray Neib present. A quorum was present.

The meeting was posted 48 hours prior to the meeting. The Organizational meeting minutes were read by Gary Watkins. Motion to accept was made by Betty Vandermyn, seconded by Janice Randolph.

REPORT OF OFFICERS:

President Gary Watkins thanked previous president Tom Bailey and his wife JoAnn Bailey for all that they have contributed to PORA and the community over the years. Their efforts are greatly appreciated, and they will be missed. We wish them a fond farewell. He reviewed the status of the sprinkler system. Office reported that an outside irrigation agency had investigated and found the source of the problem. Repaired but if issues continue, please contact office and him by email. He will follow-up. All round tables are now completely replaced. He spoke of developing a key log for tracking the clubhouse keys out in the community for storage room, pantry, and kitchen refrigerator/ freezer. He discussed safety issues in the community. Speeding is an ongoing problem. He requested a radar speeding sign from the sheriff department which has been approved. He reminded residents at meeting to be cognizant of anything behind their car or in the street before backing out of a driveway. He reminded everyone that June 1, 2022 was the start of hurricane season and hurricane supplies are tax free through June 10. This includes pet food and supplies. He addressed a statutory issue from last year which has not been completed at this time. We will continue to work with office and look at putting handicapped doors on the restrooms and add to statutory list for this year. He mentioned that for July 4, 2022 there will be a low country boil. Tickets will be \$15.00 each. Please check email and social board in clubhouse for sale dates.

Vice President Betty Vandermyn informed residents that the community Christmas Tree has been purchased by PORA using the \$300.00 that Keith and Anne Mowling donated to the community. No additional monies were needed to purchase the tree. Plan is to have a tree decorating party with everyone contributing their own decoration to make this a community tree.

Treasurer Janice Randolph presented the Treasurer's report. Banking summary year to date (5/31/2022) shows income of \$9,739.00 and expenses of \$9,433. Income includes \$2200.00 Membership and \$7539.00 from social events. Social event net income = \$389.00. Total cashflow for this period = \$306.00. We have 165 paid members for 2022 vs 172 for 2021. We paid \$254.00 in Federal Income Taxes and \$723.00 in Florida State Tax. We have a Certificate of Deposit set aside for 12 months at \$25,030.00. We have liquid assets available from a money market account with a balance of \$8,365.00 and a checking account currently with \$8,578.00. Total assets = \$41,973.00. Betty Vandermyn made a motion to accept treasurer report as presented and Ray Neib seconded.

REPORT OF COMMITTEES:

AED COMMITTEE: Report unavailable but Gary Watkins stated that the AED box has been painted since our last quarterly PORA meeting. An anonymous person in our community took the time and effort to paint it so a special thank-you to that resident. Please let us know who you are.

WELCOME COMMITTEE: No report

BLOCK CAPTAIN COORDINATOR: Donna Copeland stated that no one has volunteered to replace Betty Vandermyn as block captain on Galemont Drive. Betty Vandermyn stated she would continue to serve in that role for now until a replacement is found. Ann Greene has stepped down from Assistant Block Captain for Julip and Terry Garrity has agreed to become the new assistant to Noreen Bartolotta. Block captains continue to get the monthly newsletters delivered to our residents each month. If you are interested in helping talk to your block captain and offer to help them out. I'm sure they would appreciate your assistance.

FMO REPRESENTATIVE: No Report

SOCIAL COMMITTEE: No report. Gary spoke of the recent success of the Cinco de Mayo party which was put on by Irma Reed and that it was a huge success.

MONTHLY COFFEE COMMITTEE (Betty Shaver): No report

WEB SITE COMMITTEE: (Jim Nichols): Jim said everything is status quo with nothing new to add at this time. Jim stated if you are not receiving PORA emails to please contact him at his email address and he can add you on.

SAFETY COMMITTEE: No current committee. Gary Watkins asked if any residents in the community would like to participate in organizing a safety committee.

STATUTORY COMMITTEE: Gary stated that we are in the process of forming the statutory committee for this year. Betty Vandermyn and Ken Pate will represent the statutory committee for the board. Need 3 residents for the statutory committee from the community. Maureen O'Hara has volunteered however still need 2 more residents from the community. Please contact anybody on the board if interested.

Unfinished Business:

- Cooks Slicer- no need to purchase a new slicer. Current one now working. Previous budget for \$500.00 not needed.
- AED Case: Completed and painted
- Christmas Tree Report: Purchased from monies donated by the Mowlings.
- Attorney: Have retained a new lawyer/Registered agent. Clayton & McCulloh Attorneys at Law will replace Lee J. Colling Esq. who has retired.

New Business:

- September PORA Quarterly Meeting change from September 11, 2022 to September 18, 2022. Motion made by Betty Vandermyn and seconded by Janice Randolph.
- Ken Pate agreed to serve on the PORA board of directors for 2022. Betty Vandermyn made a motion to approve Ken Pate on the board of directors and was seconded by Ray Neib.
- Approval needed for increase in PORA liability insurance. Insurance company will remain the same however insurance increase by \$500.00. Calls made to other insurance companies however their referral would be our current company. Motion made by Ray Neib to approve the new rate of \$2,212.38 for the year June 2022-June of 2023. Seconded by Janice Randolph.

Good and Welfare:

1. Ed Kapshake mentioned concerns about individual homeowner insurance for manufactured homes/mobile home parks. Stated everybody should review and update their policy yearly. With the increased real estate values and increased cost to replace our homes in the event of a devastating event our policies are lagging. He feels that FMO and PORA should work hand in hand to effect legislative change to effect policy changes to insurance. Mike Reed responded that everyone should review their policies and check for additional replacement insurance plans that are available.
2. Mary Ann Rabuazzo asked questions concerning lawyer hourly fees. Gary Watkins stated that with our lawyer we no longer have a yearly retainer fee or a defined hourly rate. Betty Vandermyn added that we are charged as per increment of minutes and depending on whose service we require, rate base will be

different. Hourly for a paralegal would be less than lawyers. MaryAnn also asked about the amount of the new PORA insurance.

3. Cindy Bowen mentioned concerns about pool scum in the corners of the pools and tiles. Others brought up that much of that is caused by suntan lotions. Gary Watkins stated he would follow up with office.
4. Frank Carl stated that his sprinkler issues still haven't been resolved. Also stated that some residents are feeding the deer which is not allowed and that this is also causing the wild boar to come into those areas seeking the feed. Other residents spoke up and stated it is a problem. Gary Watkins stated that these issues will be addressed with the office.

ADJOURNMENT: Motion was made by Janice Randolph, seconded by Betty Vandermyn to adjourn at 8:15 PM.

Submitted by Betty Vandermyn, Vice president