

# THOUGHT YOU'D LIKE TO KNOW

February 24, 2026

The results of our election with the vote count last Monday were - Sean Cunningham-182, Diana Laubacher-138, Stan Mettinger-139 and Pat Roof-178 were elected to the board. Sean, Stan & Pat each have a 3-year term and Diana has a 2-year term.

Roxine Hennings - 131 would automatically be on the board, if one of our members were to resign for any reason. Next year we will vote for 5 board members. Beginning in 2028 we will vote for three members every year. The list of Board members and their duties will be attached to this email.

Tree spraying – It's that time of year again, and if you have trees that you would like to have sprayed there are forms you can ask for at the gatehouse to request this service. The form explains the payment process and what to do with it after you have filled it out. The forms and payment must be returned to the lock box in the rec hall by February 27<sup>th</sup>.

Storage area – If you are interested in using our storage area next year for your trailer or camper forms are available in the rec hall for you to fill out. The date these forms need to be in is March 9<sup>th</sup>; the date is also indicated at the top of the form. If a drawing is needed it will happen shortly after that date.

At the BOD meeting there were 2 changes made to our Handbook and they are as follows:

## Unit Occupancy/ Page 17

Third paragraph: “The use of the unit within the condominium is limited to travel trailers, motor homes, and/or other types of recreational vehicles intended for overnight occupancy by human beings. Park Model Trailers can be no larger than five hundred(500) square feet. When permanently located on a site, the RV becomes the residential structure, and any addition is considered an improvement.”

What is currently on that paragraph no longer applies. Feel free to print this and add it to your handbook.

## Carport/ Page 34

The Second Bullet will be changed to read as follows: “A carport unit installed to cover an RV shall be referred to as a Trailer Roof-Over and can be installed under the following conditions:

A Trailer Roof-Over is to protect a unit owner's living quarters such as a motor home, 5<sup>th</sup> wheel, travel trailer, or park model trailer from the elements. It will not be permissible to use the trailer roof-over as a protective covering for automobiles, other motorized vehicles (including golf carts and motorcycles), or storage cabinets/sheds.”

A trailer roof-over will count toward the 40% of total buildable surface area allowed and cannot be any wider than 18ft. wide, no taller than 16ft high, and no longer than the length of the unit to be covered. The width and length will be measured from roofline to roofline (not supporting posts).”

The name Trailer Roof-Over may be changed at the next meeting due to a possible conflict with what the county description of a trailer roof-over is.

It was brought to our attention, by an owner, that some people were charged an extra fee when selling/buying their houses in this past year. If you feel that you may be one of those owners, please reach out to your title

company and have them submit a request to Mike Dalton for reimbursement. On the same note, if you had someone here in the park do your paperwork for the selling or buying of your home, you need to contact that individual for a refund. Some are charging and it is illegal for them to charge unless they have a realtor's license here in the state of Florida.

The new Free Table is in place. It looks great and should be much more functional for us.

We have added a few new members to committees. Roxie Hennings will be on the Waterway Committee, and Ruth Plummer will be on the Bylaws Committee. We are also restarting the handbook committee. Those members will be Dianne Harrington, Diana Laubacher, Pat Roof, Paul Bunch and Jane Zinn.

While not a new issue, we are receiving more frequent complaints from owners with respiratory issues stating they are unable to attend events at the Rec Hall due to the smoking that occurs at the entries to the Rec Hall, particularly when the doors are open.

As a reminder, the Florida Clean Air Act requires smoking or vaping to occur at least 25 ft. from public buildings, including the windows and doors. Clearly this regulation is not being followed, and signs will be posted shortly to remind smokers of this law. We trust the smokers will understand and be courteous of your fellow homeowners and move 25ft. away from any building when you smoke.

Charlie will be here on Thursday at 10:00am to meet with the owners. His meetings in March will be on the 5th, 19<sup>th</sup>, and 26<sup>th</sup> at 10:00am in the rec hall.