

Choestoe Falls RV Park Homeowners Association, Inc.
Board of Directors Meeting September 29, 2018

Members Present: Dan Bochenski, Judy Crim (phone), Jill Key, Shelly Ciavarella, Russell Straley, & Wayne Sumner

Property Owners in Attendance: Sharon Straw, Becky Sears, Ed Cole, Joe Stefani, Ed Jouret, Norm Bailey, Ed & Pam Kruse, Buzz Baer, Mark Ciavarella, Gail Lukosavich, Bill Riley, Rick & Pat Brawner, Robert Weis, Bill & Sue Purdy, Bill & Jan Kohlstedt, Patricia Groover, Judy Knight.

Dan Bochenski called the meeting to order at 3:30 p.m. The Board conducted the following business:

President's Update (Dan Bochenski): Everything in the park is going good. Garbage is getting put in the back versus just up front. All the yards look good this year. The Park used 200,000 gallons of water this month.

Treasurers Report (Jill Key): It's not the end of the month yet - last months report was used for reference only. No major repairs.

Vice President's Update (Judy Crim): Fans are going in. Potluck is 2nd Sat. of October.

Secretary's Update (Shelly Ciavarella): No business.

Director Report (Russell Straley): The fountain was changed to clear out the corner on the pond, we will need to buy another pump for the fountain. Cost is approx. \$500 and we will need a slab to set it on.

Everyone was sent the results of the condition of the pond - it's healthy; too clear for the fish; we have a good source of clean water coming into the pond. Fish have been stocked some time ago with Georgia Giant which is a sunfish, mostly all male were put in which don't reproduce; the bass are large.

If we will be putting in new fish in the spring, we need the habitat to go in first, give the moss time to grow so the fish have a place to hide before the fish are stocked.

The audit report suggests: (to have it professionally done)

- \$3,500 for habitat
- \$640 ea. plus freight for fish feeders
- \$3,000 cost of fish

Dan: With those costs involved the owners need to make that decision.

Russ showed a DIY (do it yourself) option using two laundry baskets placed together with a rock inside, zip tied together and sink it to the bottom of the pond.

After a lengthy discussion it was concluded:

- Once the habitat is in place, no feeders would be needed, the rest will maintain itself.
- To stock the pond in the spring, the amount / cost of fish to be determined later.
- Jill Key, Treasurer suggested the park buy the laundry baskets and zips. The pond budget is \$500 for this year, and the costs should not exceed that amount. Prices will be researched.

Director Report (Wayne Sumner): The fence is getting green algae on it. Before everyone goes home, he would like to spray it down with Clorox and scrub it. An email will be sent out next week looking for volunteers to help, it may take a couple of hours. The paint is starting to chip, a pressure washer will not be used, it needs to be hand scrubbed, this will make it easier for the spring cleaning.

Pass the word - if you put debris in the trailer, make it small enough so it's not sticking above the trailer that will make it easier to tarp. Cut them up so they are more compacted.

Three residents recently expressed concern about renters having a bull dog that was vicious. In FL there is a law for insurance companies that they can decline insurance to owners with vicious dogs. What is our policy?

Dan: Our policy covers the common area only, that every lot owner should have liability insurance on their lot. In the covenants it is suggested to have liability insurance. The lot owner is responsible if the renter has a vicious dog.

Jill will check on the insurance policy to be sure we are covered.

Question: 20 ft dog leash should be only a 6 foot leash?

Dan: The dog owner is still responsible. The Park is not responsible, the dog owner is responsible for the actions of the dog.

Open Discussion:

Sharon Straw - Wildlife Habitat

National Wildlife Federation came up with a certification. There is certain criteria - the Straw lot is certified, and has a sign posted. The cost is \$20, the Straws will do the application. We need to provide food, water..... We do qualify.

Russ Straley - Wifi, what can we do about it?

It is hard to promote sales when we are not getting good wi-fi.

Dan: It is basic wifi to check emails, pay bills etc. Their proposal in the beginning said trees will affect the signal. The signal follows the line of sight. Every antenna is set on a power pole to be the highest point. In the spring the internet works great, as more people get here, the slower it becomes. Range extenders and routers will take the signal first and the rest drop down. Each antennae is set up to have 25 individual connections, 150 connections total, we have 5 antennas. The nest cameras are a live connection; Roku and firestick connections are taking away from others; some leave their computers up all day, unfortunately we are on the honor system.

We currently have a three year contract with BRMEMC for prices not to go up, after that it is on a year/year basis.

We will then have 3 options:

1. Leave as is.
2. Get prices to upgrade.
3. Get rid of it.

The system was not set up for work at home. Basic email/internet only.

September of 2019 ends the existing three year contract.

Q/A:

Bob Weis worked at the University and they were able to block routers etc. - change the lease to renew time frames to be allowed to be connected.

Dan: BRMEMC own the system that we are paying for, they can not deny anyone access.

Question: Can the line company trim trees?

Dan: Trees have to be within 2 feet of the line and be a problem to their lines.

Sue Purdy - Nature Trail Sign:

Mike Wilson has donated to the Park a Nature Trail sign. The sign has been posted at the Side Street entrance of the Hiking/Nature Trail.

Rick Brawner - Facebook:

During the summer Pam Kruse started a facebook group, that was taken down. Pat Brawner created a group called Choestoe Falls RV Park some time ago and that will be started up again for Pam Kruse and it will be a group that you will need to join. The HOA website does not have a facebook page, it is easier to post on facebook versus the website.

The facebook group does not have any liability towards the Park.

Closing (Dan Bochenski): There being no further items brought before the Board, the meeting was adjourned at 4:54p.m.

Respectfully submitted,

Shelly Ciavarella, Secretary
Choestoe Falls RV Park Homeowners Association, Inc.