

Pine Island RV Resort, Inc.
Annual Membership Meeting
Saturday, June 11, 2011

Meeting held at the Pavilion
 Meeting Called to Order @ 1:00 p.m. by Bud Hoort

Board Members Present

Board Member:	Present - Absent	Board Member:	Present - Absent
Bud Hoort	X	Charles Slaughter	X
Les Ward	X	Boyd Stover	X
Richard Eckler	X	Jerry Agee	X
Debbie Stout	X		

Also present at table: Park Manager Joe Barnes
 Total Attendance: – list attached

Opening:

Prayer was given by Bud Hoort
 Flag Salute was led by Bud Hoort

Opening Remarks - Bud Hoort

Bud thanked Les Ward and Richard Eckler for their service as they are the board members leaving this year. He also thanked all members who had volunteered this year and said more would be said about them later in the meeting by Joe Barnes. He stated that the park had difficulties this year but the members and board have worked on the issues together. The park has an opportunity to focus on a direction of hope or we can spiral down. He said that with member participation and with everyone maintaining an opportunistic view point, we can survive these difficulties.

Announcement of New Board Members –

Richard Eckler was elected to serve again with 174 votes.
 Floyd Baker was elected as a new member with 192 votes.
 There were 4 write in votes for others.

1.0 Monthly Reports

- 1.1 **Reading of the Minutes:** Bud Hoort read the minutes of the May 2011 member meeting. It was noted at the end of the meeting that the minutes from the annual meeting from 2010 had to be approved at this meeting as well so those minutes were read and approved then.
- 1.2 **Park Manager’s Report:** Joe Barnes recognized the following members for their volunteer efforts recently this year and apologized for those overlooked.
 - Robert and Linda Douglas – New members that caught and cooked fish for all the employees lunch one day.
 - Phyllis Mitchell, Kay Johnson and Mary Trout - Sponsored the Easter Egg Hunt
 - Lee Summers and Jim Milner – Rebuild the fish cleaning station damaged by the tornado.
 - Richard Eckler, Benny Kirkendoll and David Langley – cut tree limbs after the tornado.
 - Don Allen – Build the deck on the new welcome center. Floyd Baker, Mike Brooks, Jerry Agee and Shane and Kade Ragsdale helped.
 - Ernie Johnson and Floyd Baker – Repaired and painted picnic tables
 - Alvin and Linda Baker – Planted the flower beds at Eagles nest on the pool side.
 - Etter Nottingham – Organized and led all the Memorial Day weekend activities.

Ed Williams – Put the PI Cook Book on disc so we have the computer version available to sell also.

Joe Barnes gave the Park Manager's report – attached.

He introduced new products available for sale:

Bench/Table Kits - \$34.95

Level Multi-Tool - \$6.00

Multipurpose Cleaner - \$36.00 (Excellent for Boat and RV cleaning)

Reminded members to provide the office with their email addresses, RV washing fee is \$5.00, we are looking at another company in hopes of improving Wi-Fi service, the boat ramp had to be cleaned out again after the tornado, and that the park would take member Boats and RV's for sale on consignment.

Bud complimented the managers for their cost reduction efforts resulting in savings of over \$100,000, making it possible for the park to continue to operate.

1.3 **Sales Report:** Was given by Bud Hoort – attached. He gave a short review of the transition from the outside sales agency to handling sales ourselves.

1.4 **Financial Report:** Jerry Agee gave the financial report - Report Attached. Jerry also complimented the manager's on their efforts to reduce expenses. Bud added a thank you to David for filing the tax return this year saving \$6,000.

Motions was made and seconded and passed to approve the Reports.

2.0 Old Business

2.1 **Camper Cabins and other Rental Replacement Options:** We are still looking at the possibility of getting 2-3 of these subject to financing. We need to replace most of the rental units at some point because they have deteriorated over the years and some are beyond repair.

2.2 **Long and Short Term Leases and Sites to be made available:** Joe Barnes reported that this was being done on a temporary basis. There are currently 10 long term leases in place. This has helped the park financially but it will be re-evaluated for next year.

2.3 **Membership Activities / Sales Event Marketing Strategies:** Nothing to add to the sales report previously given in 1.3 above.

2.4 **Monthly Cookouts:** Working on new schedule for having these on the board meeting weekends.

3.0 New Business

Prior to discussing new business, Debbie Stout suggested that the Bud give the results of the voting on the questions that were presented on the ballots. Bud reported that all the questions were approved.

3.1 **Presenting and Approval of the Annual Budget:** Jerry Agee presented the Annual Budget. It was noted at the end of the meeting that the vote to approve the budget had not been done. At that time, the motion was made and seconded to approve the annual budget. The vote was unanimous to approve the budget.

3.2 **State of Pine Island/Message from the President:** Bud Hoort said the biggest challenges this past year were 1) Improving communications with members, 2) Improving membership sales and 3) maintaining services within the budget and he mentioned the accomplishments that had been made to improve each area.

Looking forward to next year he asked members to support the efforts of the board and to maintain a positive attitude that will foster an atmosphere that will attract new members.

3.3 **Indoor Swimming Pool Update –** Nothing to add to the report previously given by Joe Barnes.

3.4 **Staffing for Summer Kids Activities:** Joe Barnes encouraged members to volunteer.

3.5 **Donation opportunity for Flip Top Bench Tables:** Joe mentioned that these would be excellent seating options to replace the chairs at both pools. A 4 foot bench is \$50.00 and a 6 foot bench is \$65.00. The deck at Eagles nest and the outdoor pool also need replacing and we are also offering a board replacement program at \$10.00 per board. Members wanting to donate should contact the office.

3.6 2011-2012 Park Goals. Bud said this was covered in his state of PI address.

3.7 Other Business: No other business was brought up.

4.0 Miscellaneous/Other

4.1 Raffle:

Level – won by Alvin Baker, PI Thermos Cup – won by Mr. Newsome, PI T-shirt – won by June Link, 4 PI Koozies – won by Jean Morris, PI Cap – won by ??????, Level – won by David Langley

4.2 Membership Questions, Ideas and Comments:

Bob Marley served as moderator for this section of the meeting.

1. A. Alan Lamont – Asked what were the vote numbers on the Ballot Questions?
Bud Hoort –
Question 1 regarding the 21 day rule – 173 yes, 35 no.
Question 2 regarding member email notification of meetings – 182 yes, 22 no.
Question 3 regarding board meeting by email or other electronic means – 158 yes, 48 no.
B. Alan Lamont – Why was the meeting time and location published incorrectly?
Bud Hoort – Apologized for the confusion but the By-Laws state the annual meeting is to be held at 1pm so the meeting was changed. He emphasized that there was no intent to discourage member attendance by the change.
2. A. Barbara Newsome – Why were we removing electric meters in one area and putting meters in others?
Joe Barnes – These are 2 different types of meters; REC meters verses individual RV site meters. The REC meters have a minimum rate we are charged each month even on areas we close for the winter. We have saved over \$2000.00/yr. by eliminating several of these. The individual RV site meters are put on the lease sites and the member pays for the electricity they use.
B. How many employees were we paying for over the winter? Could we close the park over the winter?
Joe Barnes – 3 maintenance employees and 1 office person only worked part-time over the winter. The housekeeper quit and was not replaced. 1 manager was off a month without pay and the other off 2 months without pay. David remained full-time. Closing the park over the winter could make it difficult to keep the property secure, handle office operations like statements and mail. It would be difficult to keep good employees on a seasonal basis.
3. A. Cathy Marley – Question 1 on the ballot regarding the 21 day rule was listed as a By-Law change when it was actually a Restrictive Covenant change and the vote was invalid.
Bud Hoort - Apologized for the error in classification but that did not invalidate the vote on the question. The board will do it's best to prevent such errors in the future.
B. Cathy Marley - Why were the members not given the opportunity to vote on the leases in area 1,2, and 3?
Bud Hoort – The board approved it on a trial basis as a source of needed revenue and that it might have been out of order not to put it to a member vote. The board will bring such issues to a member vote in the future, if even on a trial basis only.
4. Bill Hogue – Expressed thanks for getting the electric restored on the docks and asked when it will be restored to the cleaning station.
Joe Barnes – This was part of the tornado damage and some parts were needed to make the repair. It should be fixed the first of the week.
5. Pam Keesey – Had signed up to speak but withdrew her question.
6. Kevin Reynolds – Can the list of projects to be done be emailed so that members can bring the materials/tools needed to work on them when they come?
Bud Hoort/Joe Barnes – Yes and also we will put this on the Website.

7. Ruth Seefeld – Stated that she is one of the 600 members paying for the 89 that actually use the park and would like to see the park closed.
Bud Hoort – The park is beginning the climb to recover financially, however, if enough people support that idea it could happen.
8. A, David Langley – Wants to see the park stay open.
B. David Langley - Suggested that security provide a service to campers and carry a cooler of bag ice to sell as rounds are made in the park. He would provide the cooler.
Bud Hoort - Thanked him for the suggestion.
9. Joe Barnes – Offered thanks and appreciation to Bud Hoort for his time, money and efforts spent as board president.

Motion to adjourn was made at 3:00 p.m.

Respectfully submitted

Richard Eckler, Secretary