

Pine Island RV Resort, Inc.
Membership Meeting
Saturday, August 14, 2010

Meeting held in the TV Room @ EN
 Meeting Called to Order @ 2:00 p.m. by Bud Hoort

Board Members Present

<u>Board Member:</u>	<u>Present - Absent</u>	<u>Board Member:</u>	<u>Present - Absent</u>
Bud Hoort	X	Charles Slaughter	X
Les Ward	X	Boyd Stover	X
Richard Eckler	X	Lance Ragsdale	X
Debbie Stout	X		

Also present at table: Jerry Agee CFO and Park Managers George Weston and Joe Barnes
 Total Attendance: 44 – list attached (includes above mentioned)

Opening:

Prayer was given by Bob Bracey
 Flag Salute lead by Verlon Lawson

Bud Hoort talked about volunteers and asked everyone to come up with ideas to help the park and gave examples of ideas from Charlie Slaughter regarding cabins and Floyd Baker regarding booth at South Texas and the sign on Hwy 127/59. He told everyone that we need all the help we can get and to not leave everything up to the Board.

1.0 Monthly Reports

- 1.1 **Minutes:** Bud Hoort advised everyone that the Minutes were posted. A Motion was made to waive the reading of the Minutes by Lance Ragsdale and seconded by Richard Eckler.
- 1.2 **Managers Report:** Was read and is attached.
 - Added to report: Pool tables have been put back into the Teen Center and camera monitoring system will be placed in the Teen Center.
 - Ed Williams advised he had some guttering he would donate for the Welcome Center
 - Ed Williams gave George the name of a place in Joplin who has air conditioning units we may be able to use at Eagle's Nest.
 - Questions: Bob Delp asked about the speed limit and security in the park. He also asked about placing speed bumps in the park. George told him we would look into speed bumps also that the Board talked about citations in our meeting and that the fines would be looked into and reinstated.
 - Bud talked about poor behavior and that the By-Laws do address this and would be enforced.
- 1.3 **Sales Report:** See 2.5 Sales Contract below.
- 1.4 **Financial Report:** Report Attached. Richard Eckler told everyone we now have a Summary Report. Jerry Agee asked Members present if they would like to have the Summary Report every month or the Full Report. The members stated they would like the Summary monthly and the Full report quarterly. Jerry advised that he would get with Carol Norris and attempt to put it on-line.

A motion was made by Richard Eckler and seconded by Lance Ragsdale to approve the Reports. Passed 5-0.

2.0 Old Business

2.1 **Welcome Center:** Was discussed under Manager's Report.

2.2 **Camper Cabins/FEMA Trailers:** Bud gave everyone an update on the FEMA trailers. He explained the difference between the Level 1 and the Level 4 trailers; 1 being the best and 4 being the lowest, we would want the Level 1 trailers. The cost of the Level 1 is approximately \$4500 plus approximately \$1000 expenses (set-up, etc.). A lengthy discussion was held regarding the FEMA trailers.

A few of the Questions asked by Members:

- Ernie Johnson asked about the formaldehyde issue? Bud explained that all trailers have formaldehyde but we could get a kit for \$60 that would check the level in the trailers.
- Beulah Gilliam asked if they have holding tanks? No. They are park models.
- Ernie asked if they have heat and air? Yes, roof air and propane heat.
- Would we get rid of the trailers that we presently have that were redone? No. We would get rid of the other trailers and sale them for maybe \$1500.
- Bob Delp asked if we could get a better price if we bought about 10? We don't know yet, we haven't gone that far in our research.

Bud advised that Charlie Slaughter is checking with a friend that might be willing to build small cabins for a percentage of the nightly rental fee until the cabins are paid for. We would only pay for the night's that they are rented.

Bud talked about financing for the rental units. Ernie Johnson asked where the Welcome Center was financed through. George told him GE Financial.

2.3 **Member Communications:**

- a. Posting to the Website: We are still looking for someone who will redo the website.
- b. Facebook: The Board decided against this.

2.4 **Member Issues:**

a. Member ID's on Boats: The Board is still looking for a good solution regarding boats parked in the boat slips, but the ID's are required on the boats.

b. Teen Center Costs: We cannot afford to pay someone to be in the Teen Center. We are putting in the security system which will help. We are looking into putting one at Eagle's Nest as well. Ernie Johnson advised that he has one he will donate.

c. Speed Limits in Park: Addressed under the Manager's Report Questions.

d. Activities: Debbie advised that the Members would handle the Activities. The Managers will come up with a form that the Member wanting to handle the activity will complete at the front desk advising what the activity is, when it will be, where it will be and any details needed. The Member will give this form to David or Cheryl, they will check the availability of the building and place the activity on the board outside the Welcome Center plus prepare the flyer. This should eliminate any future miscommunication and understanding.

2.5 **Sales Contract:** Bud gave everyone an update as to where we stand at the moment with MIG and the lawsuit.

- Bob Delp asked if we could sell memberships. Bud told him that we are not selling new memberships at the moment but we are re-issuing memberships. We are reissuing for \$25 transfer fee plus 1 year dues and do not include Associate Rights.

2.6 **Memorial Funds:** Debbie advised the Coombes Fire Ring is completed except for the plaques. We need more money to pay for the plaques. A donation box will be set up after the meeting for donations. Debbie thanked Ed and Sharron Williams for the Fire Ring and the ring around the Weeping Willow Tree. The ring around the tree has been painted pink for Breast Cancer Awareness.

2.7 **Sale of Property:** Richard advised we haven't heard anything regarding the sale of the property.

Questions:

- Carol Norris asked how many years the note on the property is for? Jerry Agee said it started at 3 years and we have to renew after that.

- Ollie Gilliam asked what happens if we don't pay the note? Bud said that it would be their property. Ollie asked if that would be the end of it? And was told no, they would hold us liable for the difference between what the property was sold for and what was owed on it.

A motion was made by Lance Ragsdale and seconded by Richard Eckler to approve the Old Business. Passed 5-0.

3.0 New Business

3.1 **Surplus Equipment Sale:** George advised that we have a list of surplus equipment that we are going to sell. You can pick up the list at the office.

3.2 **Fall Work Week:** Bud said that we will have Work Week in October and that we need volunteers. George advised that anytime you are at the park, they have a list of things that can be done if you will stop in and ask. Ed Williams asked if the list could be placed in the office and George told him that they will be placing a list in the office. Bob Delp asked if we could put the list at Eagle's Nest. Bud said that the Manager's will purchase a corkboard to place in Eagle's Nest to replace the Easel and the Easel Board will be moved to the office to place a list on.

3.3 **Health Department Inspection:** We passed the inspection with only 2 hits and those were that we do not have automatic door closers on the restroom doors in the Welcome Center. Those have been bought and will be put on.

Questions:

- Ed Williams asked about resealing the outdoor pool and power washing the buildings. Bud told him we need volunteers to handle these jobs.
- Bob Wagner asked about using the a/c unit out of the old Welcome Center to replace the bad one at Eagle's Nest. George said we could look at it and see if it fits. Bud said that we would have Les check it out and use what he says as a guideline. But that you cannot use the old gas units any more because of Government regulations.

A motion was made by Lance Ragsdale and seconded by Debbie Stout to approve the New Business. Passed 5-0.

4.0 Miscellaneous/Other

4.1 **Good Sam Jamboree:** Discussion not needed.

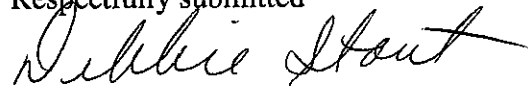
4.2 **Hwy 59/127 sign:** Discussed above

4.3 **Membership questions:**

- Stella asked about an a/c window unit for the laundry room. Nothing was decided.
- Vernon Lawson asked about trimming trees around Eagle's Nest Deck. George said that it has been trimmed before and the poison ivy killed, however we would try to trim some more this winter.

Lance Ragsdale made a motion to adjourn; it was seconded by Richard Eckler @ 4:00pm

Respectfully submitted



Debbie Stout, Secretary

Pine Island RV Resort



512

Surplus Equipment List

July 2010

24' Fiberglass extension ladder
55,000 BTU Reddy Space Heater
35,000 BTU Reddy Space Heater
Industrial Propane Heater
3' steel wheel roller (gas powered)
6' Box Blade
5' John Deere Brush Hog
Koehring asphalt melting pot recycler heater
John Deere 425 mower w/54" mowing deck (non-operational)
Large steel pull behind grill/cooker
John Deere Dozer
Desk, Wooden double pedestal (David's old desk)
Desk, Metal single pedestal
Desk, Metal double pedestal (Manager's old desk)
Printer Stand
CB Radio, Base unit (2)
Paper Shredder (2)
Lorex Security Camera System

Pine Island Financial Summary - July 2010

Income Summary

	<u>July - 2010</u>
Membership Dues	25,993.00
Merchandise	5,657.18
Rental	9,370.00
Storage	4,579.00
Usage Fees	8,184.50
Total Income	56,290.87

Cash on Hand	49,590.42
Paid Membership	696
Delinquent Members	218
Membership Transferred Back	(7)
New Members	0
Storage Sites Rented	257
RV Sites Occupied	796

Capital Funds

Income	9,480.52
Expenses	2,769.16
Total	6,711.36

Expense - Summary

	<u>July - 2010</u>
Insurance	3,360.97
Merchandise	3,774.38
Payroll Taxes	3,029.64
Utilities	12,709.92
Fuel Costs	706.78
Vehicle - Maintenance	653.86
Wages	22,003.57
Total Expenses	52,429.95

Trailer Days Occupied	289
Trailer Income	9,370.00
Trailer Expenses	<u>5,082.28</u>
Net Trailer Income	4,287.72