

Pine Island RV Resort, Inc.
Membership Meeting
Saturday, September 11, 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: 36 – list attached (includes above mentioned)

Opening:

Prayer was given by Bob Bracey
Flag Salute lead by Ken Bradford

Bud Hoort advised that dinners/meetings would not be allowed at Eagle's Nest during the pot-luck dinners after the Monthly Board meetings.

Debbie Stout gave a special tribute to remembrance of September 11, 2001.

1.0 Monthly Reports

- 1.1 **Minutes:** Bud Hoort advised everyone that the Minutes were posted and asked if anyone wanted the Minutes read.
- 1.2 **Managers Report:** Was given by George Weston and is attached.
 - Added to report: The fees from credit card use is up; the cards that have the airline miles cost more us more and he asked that if possible, it would be financially better for Pine Island for persons to refrain from using those.
 - Pam Keeseey asked how many delinquent members were sent letters advising they were being terminated unless their dues were caught up. George answered 137 and that approximately 4 have paid up.
 - George advised that the Welcome Center effective immediately will begin closing on Fridays and Saturdays at 5 and the other days will close at 4 during the winter months.
 - Bud said the indoor pool will close shortly. We do not have the money to keep it open during non-usage and that we will start watching every penny spent because we are running out of money.
- 1.3 **Sales Report:** Bud advised that our association and problems with MIG is wiring down. MIG has moved out of Tulsa and he has been told that MIG has moved to a town in Missouri close to Branson. He advised that we will be sending out letters to all of those persons that we know of who bought memberships from MIG advising our status with them and with MIG. Those persons who can prove that they paid for memberships and have a contract will be honored as members at Pine Island. Pine Island

did receive a black eye from our association with MIG but black-eyes do go away and we will survive this.

1.4 Financial Report: Report Attached.

- Richard Eckler gave report. He advised that our membership dues this quarter didn't even cover the expense of our insurance. The financial form handed out shows a loss of \$25000.
- Jerry Agee advised that the Board decided today that if the expense is \$1500 or more, we will add it to the sheet, but otherwise it will be placed under 'other expenses'. If anyone needs or would like the more complete and larger sheet, let him know and he will get it for you. He explained that we are short in August by \$25,000; but that we are always short in August. Every year we have certain months that are short and others that are better. We've always had a little money from other months that we could pick from, but this winter will be tough.
- Phyllis Mitchell asked how much we owe on land. Jerry answered \$288,000 is what we have borrowed.
- Carol Norris asked if we have paid anything on the principle. Jerry answered that we haven't and that the contract is up this month and we have to renew in October. He advised that hopefully we can negotiate a new and better rate. He also advised that hopefully the bank will renegotiate, that they are hurting as well and he doesn't believe that they would want the land.
- Carol made the comment that if we aren't able to renegotiate and the bank sells the land, that Pine Island would be responsible for the difference. Bud advised that he didn't think that would happen; that the bank has always been cooperative and willing to let us renegotiate the loan and he expects that will happen again.
- Bud advised that the membership is down and that our finances are going to be tough. That 90% of our income is from membership dues.

A motion was made by Richard Eckler and seconded by Boyd Stover and member Bob Bracey to approve the Reports. Passed 5-0.

2.0 Old Business

2.1 Camper Cabins: We haven't done anything yet but we are getting ourselves set up so that we can be ready to do something next year. We don't want to purchase something now and have to make payments on it all winter while they are not in use. We have had some interest from members willing to invest in new rental units as well as some people who are not members that might be willing to invest in the park. A further discussion was held regarding investors and the different types of rental units that we are looking into.

2.2 Good Sam Jamboree: Bud advised that the Good Sam Jamboree is held in Claremore and we would like to be in this show but doesn't see how we can; MIG has all of our show displays. Hopefully during work week we can get some new displays made up, but not in time for the show in Claremore.

2.3 Air Conditioning: We are still having problems with people messing with the thermostats and vents; Bud asked that everyone please stop messing with the a/c registers, it causes the units to crash and we can't afford to fix or replace them. We are putting security cameras in both the Teen Center and Eagle's Nest.

2.4 Work Week: Work Week will be held October 10-16. There will be a list of items that need to be done in the Welcome Center, but if anyone has an idea of something else that needs to be done, let us know. We need a lot of help and there are a lot of things you can help with.

2.5 Recipe Book: Debbie advised that the recipes are all entered and ready to be printed. The forms for ordering the Recipe Book were in with the dues statements mailed. Persons who don't get a statement, can pick order forms from the office. The books would make good Christmas presents. A

discussion was held regarding the type of binders for the books. Bud suggested putting the books together would be a good Work Week project. Pam Keeseey and Phyllis Mitchell volunteered to help. (Jerry Agee volunteered his and Areitta's help after the meeting).

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

3.0 New Business

3.1 **Park Sponsored Events:** Bud advised that all expenses will be looked at closely and that we can't afford to pay for anything, activities or otherwise, that doesn't benefit the park. The biggest event is Gospel Weekend, but he is going to look at everything. This doesn't mean just financially. If it doesn't help the park in terms of getting us all together, we won't have it. He stated that getting everyone together benefits the park but that if people have to pay, they won't come; he is looking at the park purchasing the meat for the pot lucks.

3.2 **Halloween Spook Trail:** Debbie advised that she will not be here this year for this event, it is the 16th of October and we need volunteers.

3.3 **Long-term rental w/electric meters:** Electric meters will be placed on 3 sites in Area 3. These can be leased for long-term, a minimum of 6 months for \$125 a month plus electric. You will be allowed to build a deck for your RV.

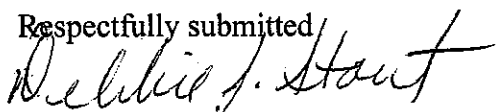
4.0 Miscellaneous/Other

4.1 **Membership questions:**

- Dick Wormell asked if MIG was still selling for PI. Bud said he didn't think so but if we find out he is we can get a court order to stop him. A discussion entailed regarding this.
- Phyllis Mitchell asked what rules we can break and not have to worry about a 30 day suspension. Bud advised that the Board looked at fines but that he doesn't believe in the fines. He advised that we have disciplined 3 members in the park.
 - a. One was for a couple fighting in the park. This person was suspended for 30 days. The guy later called the park and apologized to Joe. Bud stated that he believes that we should be forgiving. The guy was allowed to come back in the park and he behaved admirably; but his spouse wasn't with him, he was alone.
 - b. Another one was a guy dumping his gray water on grounds. DEQ would fine us heavily for this; we will not put up with this. You will be asked to leave the park.
 - c. The other issue was members running down the park in the office; we can't allow this in the office.
- Floyd Baker asked when the indoor pool will be closed. Bud stated the 1st of October.
- Floyd asked if we had another American flag, the one we have needs to be replaced. He stated that if we don't, he will buy one. Phyllis Mitchell stated that she may have one that she will donate.
- Bud stated that Pine Island will only pay mileage to employees. If an employee uses their own vehicle we will pay mileage, but only for employees.
- He also stated that employees answer to managers, so if anyone has a request, they are to go to the Managers.

Les Ward made a motion to adjourn; it was seconded by Richard Eckler @ 3:15 pm

Respectfully submitted



**Pine Island RV Resort
Managers Report
August 2010**

Accomplishments:

Worked with Chris Floyd of Bomford, Couch, & Wilson, our insurance agent on workers compensation insurance policy. Our current policy is with Berkley Net and the premium was being increased from 13,230.00 to 15,400.00. A new policy will be with Chartis and the premium will be 12,435.00. This is a savings and cost reduction of 2,965.00.

A Pine Island Member Questionnaire/Cookbook order form was created to be sent with our next quarterly billing statements. The requested information will be used to update our databases and create an email address database.

Fixed the water leaks at Eagles Nest, by the men's restrooms and drinking fountain.

While the lake is at the annual lowest level, we cleaned all the rocks we could reach with the backhoe from boat launch ramp.

Three (3) electric meters were purchased to be installed on sites 300, 302, and 304. These will be used for long term leases.

Several picnic tables were repaired and painted by Floyd Baker.

Our agreement for credit card processing was reviewed and our processing expense will be reduced. Monthly saving should average \$50.00 to \$80.00 per month depending on transaction volume, type, and dollar volume.

Sent notice to delinquent members that were 2 to 3 quarters behind in their dues that they had until the end of September to pay or be terminated.

Door closures were installed in the Welcome Center bathrooms to bring us in compliance per the Health Department requirement.

Pine Island - Income/Expense Summary

<u>Aug - 2010</u>		<u>Aug - 2010</u>	
<u>Income</u>		<u>Expense</u>	
Membership Dues	5,073.00	Insurance	5,708.18
Merchandise	2,776.00	Merchandise	2,175.07
Rental	5,137.00	Payroll Taxes	1,182.86
Storage	970.00	Utilities	7,968.70
Usage Fees	4,321.50	Fuel Costs	415.43
Other Income	1,563.20	Vehicle - Maintenance	336.98
		Wages	15,461.55
		Legal Expense	2,810.07
		Welcome Center	2,694.28
		Other Expenses	6,187.75
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Total Income	19,840.70	Total Expenses	44,940.87
Loss	(25,100)		
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<u>Cash on Hand</u>		Days Occupied - Trailers	174
General Fund	17,371.01	Trailer Income	5,137.00
Capital Fund	3,888.13	Trailer Expenses	3,856.14
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Total	21,259.14	Net Trailer Income	1,280.86
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Paid Membership	735		
Delinquent Members	174		
Membership Transferred Back	7		
New Members	2		
Storage Sites Rented	254		
RV Sites Occupied	775		