

Pine Island RV Resort General Member Meeting

7/11/2020 @ 11AM

Board Members in Attendance: Christy Moon, Susie Childs, R.J. Nusz, Jack Black, Bob Sappington

General Members in Attendance: 16

Mark & Martha Ferrel, Dawn Norvell, Barbara & Gerry Boyer, Paul Jones, RD Eaton, Pat ??, Lisa Black, Joy Phelps, Don Phelps, Shellie McGill, David ??, Stephaie Koster (Associate Member), Kris Koster (Associate Member).

Christy Moon called the meeting to order, requested that Mark Ferrel pass around a sign in sheet for names and Member # to be collected.

Prayer was led by R.J. Nusz

Flag salute by group.

RJ Read the minutes from prior board of directors meeting (6/13/20)

Susie Childs, as treasurer, reported on the finance situation.

March 14th, 2020; Park manager David Reed resigned effective immediately, with \$850 in the checking account. David had not paid a bill since September Of 2019. Water & Electric was scheduled to be shut off to the park by 4/2/2020. She took emergency control of the finances and began working with board president (Christy Moon) to keep the park alive, making payment arrangements with creditors and snowballing debt. The Board had bank statements since January 2020 available for member review.

In 2019 FY, the park brought in \$261,979.65; 2020 YTD (6/30/2020) park brought in \$142,926.12. and paid out in bills over \$131,000. All bills and taxes have been paid up and are current (Water, Trash, Electric, Bank Note, Taxes, Insurance, etc). That puts the park at 54% of the 2019 revenue. With no back bills to be paid, the Treasurer and board feel optimistic about the financial future of the park.

General Q&A followed between the members and the board.

Christy Moon reported that since April there were 37 NEW members and that 74 Members have paid dues since April. RJ Nusz pointed out that there is most likely a gap in the billing of members and that he has been working with the office to get a clear picture of the actual billing process and dues status.

R.J. Nusz pointed out that according to the bylaws, a general assessment of the members could have been made to cover the \$12K+ tax bill, but the decision was made by the board NOT to do that due to fear of a member exodus.

Further totals of certain categories of bills were given, with the largest of which were Water, Electric, Insurance & Taxes; some months paying over \$6K per utility to just catch up due to the 6 months of no bill payments.

Mark Ferrel proposed that we add to the agenda for the Annual Member meeting a vote on a member assessment to cover an Audit to find out “what happened” over the last several years.

Board needs to find out the cost of an audit and how long they can go back in an Audit? What would be the result of such an audit if something is uncovered? What can we do with the info?

Discussion from the board to the members on the accounting software that was being used and moving to QuickBooks PRO so that it can integrate with Campground Master and make the billing and collection of dues an automatic task rather than a manual task as it appears to have been in the past

More General Discussion and requests for the Annual meeting scheduled for the 2nd Saturday in September:

We all want to know what the current active member count is at the annual meeting? R.J. Nusz is working with the office to clean up the database, update the billing(s) and have an accurate list by then.

There was discussion of a possible proposal for charging a weekly fee for the use of a boat slip?

Further discussion of a Work Saturday; have an online virtual sign up for a time slot. This will be further explored.

Suggestion of a List in the office of projects that need done around the park.

There was discussion about; “If you see something that needs to be done, just do it. We are all owners”

Facebook; get it running or get login information from David so that it can start being updated to market the park.

Possible bylaws change that requires multiple signatures to pay bills (i.e. Park Manager and either Treasurer or Board President)

Provide copies of Rules and Regulations info for New Campers.

With no more questions, and constructive input, there was a call for the meeting to be adjourned.
Adjourned at 12:15pm

Next Board of Directors meeting will be on 8/8/2020