

NOTICE

CLARCONA RESORT CONDOMINIUM
ASSOCIATION, INC.

SPECIAL BOARD MEETING

DATE: JUNE 6, 2002

TIME: 7:00 P.M.

PLACE: REC. HALL

AGENDA:

1. AUDITOR'S REPORT: STEVE SIMONE

2. COMMITTEE REPORTS:

**Activities, A.E.R.C., Budget, Fining/Hearing, Gate/Security, Home Owner
Forum, Utilities, Violations, Why Not News**

**3. Work shop to set agenda for Board of Directors meeting
JUNE 13, 2002.**

CLARCONA RESORT CONDOMINIUM ASSOCIATION
3000 Clarcona Road #201
Apopka, Florida 32703

SPECIAL BOARD OF DIRECTORS MEETING

Date: June 6, 2002

Time: 7:00 P. M.

Place: Recreation Hall

Purpose: Work shop to establish agenda for June 13, 2002 Board of Directors meeting.

- I. Called to Order at:** 7:00PM By the President Mr. Weaver.
- II. Roll Call:** Members present were Mr. Adkison, Mr. Bufalini, Mr. Healey, Mrs. Lawton, Mr. Weaver, Mr. Wick.
Members absent, Mr. Boatright, Mrs. Colfer. **Quorum was present.**
- III. Auditor's Report:** Mr. Steve Simone was not present at the start of the meeting. At this time the President made the decision to move on with the agenda until Mr. Simone arrived. Mr. Simone arrived just as the committee reports were being completed. Mr. Simone was introduced by Mr. Thienes. Mr. Simone opened the audit review by stating that this years budget was probably the most troubling audit that we have had in number of years and that we had a little bit of rocky road at the end of 2001. The results of the audit show that the financial position of the association is still moderately okay but it is not terribly as strong as it once was. Our net income for this year was far lower than in previous years and not near as good as years prior. We are having problems with unit owners not paying their assessments and cost that are incurred that we didn't have before. These were the water/sewer problems. Borrowing from ourselves to pay back funds that were needed from the reserve fund. The year up coming has also had a rocky start but hopefully it should iron out. Now is the time to regroup, re-organize and to go back and access what it is going to take to run the Park. Mr. Simone thinks it will take a little more than some people think to catch up again. We have to pay back our loan from the Reserve Funds. We even have new reserve accounts that we are funding for, we must continue to provide for them including our \$ 45,000.00 loan. Our reserves were under budgeted last year to the amount of \$15,000.00 this is a real rough way to start a new year with \$60,000.00 in the bucket with no big cash cow on the horizon to feed it. This is going to be a long tough year. We need to bring our books up to date and quit trying to affix the blame, but better yet try to figure out what is going to be the solution. Many things such as better financial decision, help by eliminating deferred maintenance that is starting to catch up with us, insure that our assessment are being kept up to date. These were some suggestions that the association should work towards, to resolve our present trend and turn our financial status around. Over all we are still financially solvent but we need to get stronger financially by making sound business decisions and reducing cost where ever possible. The floor was the opened for questions and homeowners gave their views and asked question which were answered by Mr. Simone. With no further questions the President thanked Mr. Simone for the audit and thanked him for coming and giving an overview of the audit to the Board and our homeowners. If a homeowner would like a copy of the audit please bring your Blue Card that you received in the mail to the Condo Office to receive your copy of the audit.

*APPROVED AS POSTED
NO CORRECTION
06/13/02 KAC*

CLARCONA RESORT CONDOMINIUM ASSOCIATION
3000 Clarcona Road #201
Apopka, Florida 32703

IV. Committee Reports:

- | | |
|---------------------|---------------------------|
| a. Activities | Given (see Attachment #1) |
| b. A.E.R.C. | No Report |
| c. Budget | No Report |
| d. Fining/Hearing | No Report |
| e. Gate/Security | No Report |
| f. Homeowners Forum | No Report |
| g. Utilities | No Report |
| h. Violations | Given (see Attachment #2) |
| i. Why Not News | Given (see Attachment #3) |

V. Agenda for June 13, 2002:

Mr. Bufalini made the motion to re-establish the Fining /Hearing committee be placed on the agenda for next weeks meeting. Motion received a second. Voice vote was taken all in favor say Aye any opposed hearing none opposing. The motion passed with a unanimous vote in favor.

Mr. Bufalini made a motion to put keeping the Pool open from 9:00 P.M. to 11:00 P.M. for Adults Only. Motion received a second. Voice vote taken all in favor Aye Opposed none motion passed by unanimous vote in favor.

The following agenda was established for the June 13, 2002 Board Meeting:

Old Business:

1. Ratify Special Pool Event. (Approved May 16th meeting)
2. Approve Engineer to establish requirement to re-certify the water plant. (tabled May 16th meeting)
3. Discuss generator requirements for Park during emergency power outages. (tabled May 16th meeting)
4. Establish procedures to review the letter from Sun Resorts on the 15 year agreement. (tabled May 9th no action on May 16th open item)

New Business:

1. Add committee members left off of the Budget and Fining/Hearing committees.
2. Address proposal from activities committee to change Pool Hours as an adults only from 9:00 P.M. to 11:00 P.M.

A motion was made by Mr. Adkison to accept all tabled items being placed on the agenda as Old Business and 2 new items for New Business as voted on previously to the Agenda for the board meeting June 13, 2002. Motion received a second . Voice vote was taken with a unanimous decision for the motion.

VII. Adjournment:

A motion was made to adjourn and seconded. Meeting adjourned at 8:35 P.M. by unanimous consent.

Respectively Submitted

Ken Coffman Assistant Secretary/Treasurer to the Board

Clarcona Resort Condominium Association, Inc.

Activities Committee Report June 6, 2002

Mr. President, members of the Board, and fellow unit owners,
The Clarcona Resort Condominium Association Activities Committee, as appointed May 2002 held it's organizational meeting on May 22, 2002. At the meeting the committee elected Peter Anzelon-chairman, Janet Rock-Secretary and Mattie Highstreet-Treasure. By a unanimous vote the committee requests that the Board allow the swimming pool to be open from 9:00 PM to 11:00 PM nightly, as an Adult only swim time. The committee has created an entertainment advisory group-to research & suggests entertainment to hire (e.g.-bands - comedians-magicians) and an activities voluntary workgroup-to organize a master list of people who would be interested in helping through the year (food - repairs-crafts etc). Preliminary year to date financial reports suggests that the committee is well under budget. The next Activities meeting is scheduled for June 12th at 7:00PM.

Respectfully

Peter Anzelon

Activities Committee Chairman.

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.

VIOLATIONS COMMITTEE MEETING

May , 2002 pm

Committee members present were Mattie Highstreet, Rina Schoen, Mary Lou Fox, Mary Lou Weaver, Jerri Staples, Della Lee, Sylvia Colfer and Nellie Kooienga. There was a quorum.

Sylvia Colfer nominated Rina Schoen as Chairman, accepted by unanimous approval.

Mary Lou Fox nominated Mary Lou Weaver as secretary, accepted by unanimous approval.

The matter of the importance of the violations letters being sent out was discussed.

The Park was divided into sections to make the process of covering the park properly easier for the volunteers. Mrs. Schoen explained the process involved.

The meetings for June were set for June 10 and June 24.

Meeting adjourned at .

Respectfully Submitted

Rina Schoen, Violations Committee Chairman

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.
WHY NOT NEWS COMMITTEE MEETING
May 31, 2002 2pm

Committee members present were Sylvia Colfer, Board Advisor, Barbara DeAngelis, Curtis Faulk, David Hancock, Ruth Hancock, Mary Lou Weaver, Norbert Wick. There was a quorum.

The committee voted to accept to waive the posted time of 4 days instead of the required 5 days because of a holiday on Monday.

A motion made by Barbara DeAngelis to elect Mary Lou Weaver as Chairman/Secretary was accepted by unanimous decision. It was also unanimously decided to have Mary Lou Weaver remain as Editor.

Mary Lou Weaver made a motion to elect Barbara DeAngelis as Treasurer, and also in charge of advertisements, accepted unanimously.

Other committee members will be

Jack Jordan with the activities report

Dave and Ruth Hancock with sports news reports

Mattie Highstreet with Sunshine Club reports

Proof Readers Norb Wick and Ruth Hancock - who will also check the birthday, anniversary, hospitalized, ill, and deceased lists.

The matter of a new format for the newsletter was discussed.

Ms. Rodriguez suggested bringing back the recipe of the month, which was agreed upon.


Also suggested was to request suggestions for plantings to improve the appearance of the park, with volunteers needed.

It was decided to run a request in the newsletter for volunteers skilled in special crafts or hobbies to hold classes.

Ms. DeAngelis made a motion to adjourn, accepted unanimously.

Meeting adjourned at 2:35pm.

Respectfully Submitted



Mary Lou Weaver