

Jellystone Park Condominium Association, Inc.


MEETING OF THE BOARD OF DIRECTORS

JANUARY 13, 1994

A G E N D A

1. Call to Order
2. Roll Call/Determination of Quorum
3. Reading of the Minutes - December 9, 1993
4. Open floor to Unit Owners as Agenda items are discussed by board members.
5. Report of Officers:
 - President Report-----Bill Morrison
 - Secretary Report-----Junita Drum
 - Treasure Report-----Gene Brennan
6. Management Report-----Carmen Shultz
7. Old Business:
 1. Septic Tanks-----Nadeen Young
8. New Business:
 1. Committee assignments: (See attached)
 2. Pop up Cmapers-----Nadeen Young
 3. Manager non-voting Member-----Bill Morrison
 4. Why Not New-----Bill Morrison
9. Unfinished Business:
10. Next Board of Directors meeting will be February 10, 1994. A work shop meeting will be held February 3, 1994. Both meetings will be in the Rec. Hall at 7:00 P.M.
11. Adjournment.

Junita Drum
Secretary


Bill Morrison, President
Condominium Association

memo.

Date: January 6, 1994

To: Bill Morrison, President Condo Association

From: Nadeen Young, President Sun Resorts, Inc.

Re: Agenda item for BOD meeting scheduled for 1/13/94

Cc: File

Please place the following on the Agenda for the January 13, 1994 Board of Directors meeting.

Sun Resorts requests, as per the Yogi Bear's Jellystone Park By-Laws; Amendment Article XVI Section 3 (a) (3) that we have prior consent from management for tent type folding trailers to be placed on Condominium units under the following conditions:

1. Occupancy will be no longer than 30 days
2. The unit must have a sewer hook up

JELLYSTONE PARK CONDOMINIUM ASSOCIATION

3000 South Clarcona Road, Suite 201 • Apopka, FL 32703
Phone: (407) 889-5491 • FAX: (407) 888-4625

January 13, 1994

Board of Directors Meeting

The meeting was called to order by President Bill Morrison at 7:00 P.M. Secretary Juanita Drum called the roll, all members were present which constituted a quorum. Secretary Juanita Drum read the minutes from the December 9, 1993 meeting. One correction was to be made (Jean Lancaster was nominated for Vice President.) Jim Wyrick made a motion to accept the minutes with the correction; seconded by Henry Leaders. The floor was open to the Unit Owners as agenda items were discussed by Board Members. In the President's report, Mr. Morrison discussed several topics which included the sewer, Reserves, Florida Power bond, use and cleaning of the Rec Hall, trash and garbage pick-up, hard trash will be picked up Mondays from 9 a.m. to 4 p.m. and leaves on Tuesdays and Wednesdays from 9 a.m. to 4 p.m. He also requested each office to furnish their telephone numbers to Jim Nuss so they can be published in the Why Not News.

In the Treasurer's report, Mr. Gene Brennan reported we have \$65,545.90 in accounts receivable, \$121,962.86 in the operation account for a total of \$187,508.89. In accounts payable we have \$15,642.86 and in the Reserve account we have \$103,042.47. Jim Wyrick made a motion to accept the Treasurer's report, seconded by Juanita Drum. Motion passed unanimously.

Mr. Morrison announced that Sun Resorts is going to abstain from voting on the deposit of \$48,000 reserve funds to Florida Power Corp. at the Special Meeting so we should urge everyone to be sure and vote.

Carmen Shultz gave the Manager's report and pointed out several needs that should be looked into by the Board.

Under Old Business, Nadeen reported on a letter from McIntosh & Associates concerning the septic tank and tie down problem in Condominium 11 B1 and 11 B2. She reported that Mr. Matthias may be able to help with this problem next week.

Under New Business, Mr. Morrison assigned some committee heads:

1. Employee benefits - Carmen Shultz, Nadeen Young and Gene Brennan
2. Activity Director - Jean Lancaster
3. Why Not News - Juanita Drum
4. Neighborhood Watch - Juanita Drum
5. Paving Estimates - Bob Young, Bob Schwartz and Bob Cunningham
6. Drainage ditches - Peter Anzelon and Bob Schwartz
7. Gate Operation - Bill Morrison, Jim Wyrick and Nadeen Young
8. AERC - Carmen Shultz, Bob Schwartz and Bob Cunningham
9. Violations - Carmen Shultz, Clinton Porter and Graham Gibson
10. Survey Outside Maintenance - Jim Wyrick
11. Park Name Change - Juanita Drum
12. Upgrade Condo Docs - Bill Morrison

A motion was made by Juanita Drum to accept these assignments, seconded by Jean Lancaster. Motion passed unanimously. Peter Anzelon asked to be on the Upgrade Condo Docs committee. Mr. Morrison also asked for more volunteers.

January 13, 1994

Board of Directors Meeting

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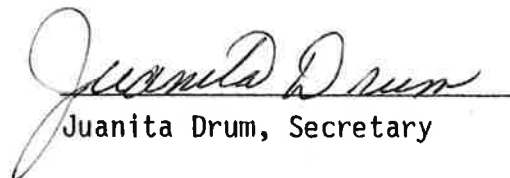
Mr. Morrison asked Nadeen Young to present the proposal concerning pop-ups. Nadeen Young said because of how the documents read in Article XVI, Section III A - 3, it says before a pop-up camper can go on a condominium site, you have to get prior consent of the manager. Sun Resorts requests that a policy be set for the manager to allow condominium units to have pop-ups on them and Sun Resorts would volunteer that their occupancy would not be more than 30 days and the pop-up camper must have a sewer hook-up. Peter Anzelon seconded. After a discussion, the vote was 5 to 3 in favor. Mr. Morrison advised this would have to be voted on by the people.

Mr. Morrison asked for a discussion on making Carmen Shultz a non-voting member of the Board. Jean Lancaster made a motion to discuss it, seconded by Juanita Drum. After a discussion the motion did not carry.

Next Board meeting will be held on February 10, 1994. A workshop meeting will be held February 3, 1994. Both meetings will be held in the Rec Hall at 7:00 p.m.

Juanita Drum made a motion to adjourn, seconded by Nadeen Young. The meeting adjourned at 8:19 p.m.

Respectfully submitted,


Juanita Drum, Secretary

Approved Feb. 10, 1994

Jellystone Park Condominium Association

Committee Assignment - January 13, 1994

1. Employees Benefits -----Carmon Shultz, Nadeen Young & Gene Brennan.
2. Activity Director-----Jean Lancaster
3. Why Not News -----juanita Drum
4. Neighbor Hood Watch-----Juanita Drum
5. Paving Estimates-----Bob Young, Bob Swartz and Bob Cunningham.
6. Drainage ditches-----Peter Anzelon Bob Swartz
7. Gate Operation -----Bill Morrison, Jim Wyrick and Nadeen Young.
8. A.E.R.C.-----Carmon Shultz, Bob Swartz and Bob Cunningham.
9. Violations-----Carmon Shultz, Clinton Porter and Gram Gibson.
10. Survey outside maint.-----Jim Wyrick
(Pool, Bathhouse & Mowing)
11. Park Name Change-----Juanita Drum
12. Up grade Condo. Doc's-----Bill Morrison (Volunteers)

The Committee's shall not have the authority to act for, or to bind the Association, nor shall it have the authority to expend any funds of the Association, without the approval of the Board of Directors.

Committee Meetings must be posted on the Official bulletin board 48 hours before the meeting and the meeting will be open to all unit owners.

Bill Morrison, President
Condominium Association

Approved by the board on 1-13-94 1994.

Juanita Drum, Secretary

PRESIDENT REPORT - JANUARY 13, 1994

1. WASTEWATER TREATMENT PLANT: (See Attached)
2. RESERVES: (Explain and discuss)
(\$48,000. Deposit to Florida Power)
3. RECREATIONAL HALL: Manager must schedule or coordinate all activities in the Rec. Hall.
4. TRASH AND GARBAGE PICK UP: (a) Hard Trash (tree branches and the like) WILL BE PICKED UP ON Monday between the hours 9 A.M. to 4 P.M.. (b) Leaves will be picked up Tuesday and Wednesday between the hours 9 A.M. to 4 P.M.. MEMO: Do not put plastic in with the leaves and hard trash. (c) Household garbage. Please do not put your garbage out the night before. Cats and dogs tears the garbage bags apart.
5. TELEPHONE NUMBERS: Suggest the Association's telephone numbers as well as Sun Resort, Inc. telephone numbers be listed in the Why Not News paper in the park. Also, recommend these numbers be included in the electrical billing.

President

WASTEWATER TREATMENT PLANT:

UPDATE REPORT AS OF: JANUARY 13, 1994

	<u>Estimate</u>	<u>Parcel or Full Cost</u>	<u>Check No.</u>	<u>Date</u>
1. Fla. D.E.P.-----	\$1,200.	\$1,200.	2918	7/20/93
2. Ornage County Comm.--	\$ 222.	\$ 222.	2919	7/20/93
3. EXCEL Engineering---	\$1,500.	\$1,519.	2920	7/20/93
4. EXCEL Site Survey---	\$ 927	\$ 927.	5491	12/29/93
EXCEL Perk Test-----	\$3,444.	\$1,722.	"	12/29/93
EXCEL Plans/Specif.--	\$2,745.	\$ 823.50	"	12/29/93
EXCEL Const. Admin.--	\$1,375.	0		
EXCEL Added Cost----	?	0		
5. EXCEL 2nd Pond-----	\$12,000.	0		
6. J.D.C. Sludge-----	\$1,627.	\$1,627.50	5434	12/22/93
7. Browning Lime Stab.--	\$			
8. Southeast Utilities (Plant Modifications)--	\$			
Sub Totals		\$8,041.00		

Jellystone Park Condominium Association, Inc.

January 13, 1994

Board of Directors Regular Meeting, January 13, 1994

Treasurer Report:

Accounts Receivable (first quarter 1994)	\$65,545.90
Cash in Operation Account	\$121,962.97
Total A/R & Oper Acct	<u>\$187,508.89</u>

Accounts Payable	\$ 15,642.86
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Reserve Account	\$103,042.47
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JELLYSTONE PARK CONDOMINIUM ASSOCIATION

3000 South Clarcona Road, Suite 201 • Apopka, FL 32703
Phone: (407) 889-5491 • FAX: (407) 886-4625

MANAGER'S REPORT

Carmen C. Shultz

BOARD OF DIRECTOR'S MEETING

January 13, 1994

As each day passes, I feel more at ease with my surroundings. Knowing where and how to find Lot numbers, what is Condo business and what is Sun Resorts business and getting to know and recognize owners, renters and employees. Everyone has been very kind and helpful.

Accomplishments

Setting up the "office" and "computer room" in the condo building.
Ran our first in house payroll.

Needs

1. Shuffleboard Courts Maintenance needed
 - a. resurfacing
 - b. restriping

2. Pool Area Tiki Huts
 - a. replace fronds with plywood and cedar shingles (fronds create pool maintenance problem)

3. Bath Houses New partitions need painting
 - a. needs painting

 - b. Exterior walls and roof
 - c. #7 needs 8 sinks and faucets

4. Plantings Bed at entrance needs new plantings
 - a. Heather looks dead.

Jellystone Park Condominium Association

Committee Assignment - January 13, 1994

1. Employees Benefits -----Carmon Shultz, Nadeen Young & Gene Brennan.
2. Activity Director-----Jean Lancaster
3. Why Not News -----Gene Brennan
4. Neighbor Hood Watch-----Junita Drum
5. Paving Estimates-----Bob Young, Bob Swartz and Bob Cunningham.
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Bill Morrison, President
Condominium Association

Jellystone Park Condominium Association

1993 Reserves as of December 31, 1993

Month	Auditor Adjustment	Added per Membership Vote	Bank Interest	Balance
December 92				\$52,299.69
1993				
January	\$126.01		\$104.37	\$52,530.07
February		\$3,000.00	\$94.81	\$55,624.88
March		\$4,000.00	\$113.05	\$59,737.93
April		\$3,000.00	\$117.82	\$62,855.75
May			\$111.24	\$62,966.99
June			\$126.99	\$63,093.98
July			\$115.74	\$63,209.72
August			\$123.69	\$63,333.41
September			\$116.18	\$63,449.59
October		\$37,532.97	\$119.39	\$101,101.95
November			\$197.85	\$101,299.80
December		\$1,549.03	\$193.64	\$103,042.47
TOTALS	\$126.01	\$49,082.00	\$1,534.77	
Budget Amount		\$49,082.00		
Added this year		\$49,082.00		
Short this year		\$0.00		

FIRST UNION BANKCARD CENTER
CHARLOTTE NC 28288-0349
1-800-359-3862

FIRST UNION BANKCARD CENTER
CHARLOTTE NC 28288-0349
1-800-359-3862

COMMERCIAL MONEY MARKET INVESTMENT

FOR: JELLYSTONE PARK CONDOMINIUM
ASSOC PAVING RESERVE ACCOUNT

ACCOUNT NUMBER 2941371058424

PREVIOUS STATEMENT BALANCE 10/29/93 101,101.95
O DEPOSITS/CREDITS .00+
O CHECKS/DEBITS .00-
SERVICE CHARGE .00-
INTEREST PAID 197.85+
ENDING STATEMENT BALANCE 11/30/93 101,299.80
AVERAGE BALANCE 101,108.13

TAXPAYER ID NUMBER 59-2239590
-----INTEREST INFORMATION-----
ANNUAL PERCENTAGE YIELD EARNED 2.26%
NUMBER OF DAYS IN INTEREST PERIOD 32
AVERAGE INTEREST BALANCE 101,101.95
TOTAL INTEREST EARNED 197.85
YEAR TO DATE INTEREST 1,341.13
MINIMUM BALANCE 101,101.95

DEPOSITS/CREDITS

DATE	AMOUNT	DESCRIPTION
11/30	197.85	INTEREST FROM 10/30/1993 THROUGH 11/30/1993

DAILY BALANCE SUMMARY

DATE	AMOUNT
11/30	101,299.80

COMMERCIAL MONEY MARKET INVESTMENT

FOR: JELLYSTONE PARK CONDOMINIUM
ASSOC PAVING RESERVE ACCOUNT

ACCOUNT NUMBER 2941371058424

PREVIOUS STATEMENT BALANCE 11/30/93 101,299.80
1 DEPOSITS/CREDITS 1,549.03+
O CHECKS/DEBITS .00-
SERVICE CHARGE .00-
INTEREST PAID 193.64+
ENDING STATEMENT BALANCE 12/31/93 103,042.47
AVERAGE BALANCE 102,155.51

TAXPAYER ID NUMBER 59-2239590
-----INTEREST INFORMATION-----
ANNUAL PERCENTAGE YIELD EARNED 2.25%
NUMBER OF DAYS IN INTEREST PERIOD 31
AVERAGE INTEREST BALANCE 102,149.26
TOTAL INTEREST EARNED 193.64
YEAR TO DATE INTEREST 1,534.77
MINIMUM BALANCE 101,299.80

DEPOSITS/CREDITS

DATE	AMOUNT	DESCRIPTION
12/15	1,549.03	COUNTER DEPOSIT
12/31	193.64	INTEREST FROM 12/01/1993 THROUGH 12/31/1993

DAILY BALANCE SUMMARY

DATE	AMOUNT	DATE	AMOUNT
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January 6, 1994

Ms. Nadeen Young
Sun Resorts, Inc.
3000 South Clarcona Road
Apopka, Florida 32703

Re: Jellystone Park

Dear Ms. Young:

Though we have no conclusive report to make as yet, we have resurrected our files concerning the procedures pursued with the County back in the mid 1980s when the Jellystone condominium was established.

We have made an initial review of the files, have reviewed changes which have occurred in HRS regulations regarding septic tanks and we have had a preliminary discussion with the current HRS representative, Scott Thomson, involved with Mr. Wehmeier's application, which raised the question at hand.

Subject to further review of available data, we find no changes in HRS rules which would seem to negate the results of the long, tedious and costly effort which was expended to establish the permitability of the development; however, I must emphasize that such rules are subject to interpretation, and the magnitude of the potential problem cannot be minimized. Obviously, Mr. Thomson does not share our feelings at this time.

As you may recall, that effort spanned many months, involved numerous meetings and much correspondence with County and HRS officials, including those in Tallahassee.

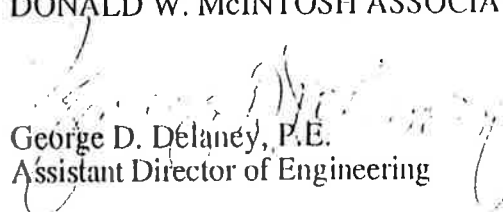
As you also are aware, Attorney Bob Matthias was intimately involved in the process and is unavailable to provide assistance until after January 15.

We propose to confer with him at that time and advise you of our recommendations as to options for proceeding.

Please contact me if there are any questions concerning this information.

Sincerely,

DONALD W. McINTOSH ASSOCIATES, INC.


George D. Delaney, P.E.
Assistant Director of Engineering

GDD/elf
EC9500

c: Mr. Robert Matthias
Mr. Donald McIntosh

JELLYSTONE PARK CONDOMINIUM ASSOCIATION, Inc.

	When New	Estimated Replace Cost	Ext Life Remain	Balance 12/31/92	Added This Year	Balance 8/31/93	Addition Reserves Required	Annual Reserve Required
ORIGINAL (533)								
Resurface Part 1	15	46,440.00	13	13,033.00	2,530.63	15,563.63	30,876.37	2,375.11
Resurface Part 2	15	27,792.00	9	7,807.00	1,514.45	9,321.45	18,470.55	2,052.28
Sealing Part 1	5	16,320.00	3	3,395.50	889.32	4,284.82	12,035.18	4,011.73
Sealing Part 2	5	8,160.00	1	2,097.75	444.66	2,542.41	5,617.59	5,617.59
Painting	6	2,752.00	1	0.00	149.96	149.96	2,602.04	2,602.04
Painting Rec Hall	6	656.00	5	0.00	35.75	35.75	620.25	124.05
Roofs	15	14,277.00	7	0.00	777.99	777.99	13,499.01	1,928.43
Roofs Rec Hall	15	3,328.00	14	0.00	181.35	181.35	3,146.65	224.76
Pool	5	6,904.00	4	0.00	376.22	376.22	6,527.78	1,631.95
TOTAL ORIGINAL		126,629.00		26,333.25	6,900.32	33,233.57	93,395.43	20,567.93
IIA (188)								
Resurface	15	23,040.00	9	15,694.00	1,255.51	16,949.51	6,090.49	676.72
Sealing	5	8,160.00	1	2,897.75	444.66	3,342.41	4,817.59	4,817.59
Painting	6	971.00	1	0.00	52.91	52.91	918.09	918.09
Painting Rec Hall	6	231.00	5	0.00	12.59	12.59	218.41	43.68
Roofs	15	5,035.00	7	0.00	274.37	274.37	4,760.63	680.09
Roofs Rec Hall	15	1,174.00	14	0.00	63.97	63.97	1,110.03	79.29
Pool	5	2,435.00	4	0.00	132.69	132.69	2,302.31	575.58
TOTAL IIA		41,046.00		18,591.75	2,236.70	20,828.45	20,217.55	7,791.04
IIB1 (24)								
Resurfacing	15	5,648.00	10	1,717.00	307.77	2,024.77	3,623.23	362.32
Sealing	5	960.00	1	829.00	52.31	881.31	78.69	78.69
Painting	6	124.00	1	0.00	6.76	6.76	117.24	117.24
Painting Rec Hall	6	30.00	5	0.00	1.63	1.63	28.37	5.67
Roofs	15	643.00	7	0.00	35.04	35.04	607.96	86.85
Roofs Rec Hall	15	150.00	14	0.00	8.17	8.17	141.83	10.13
Pool	5	311.00	4	0.00	16.95	16.95	294.05	73.51
Septic Tanks	7	2880	7			0.00	2,880.00	411.43
TOTAL IIB1		7,866.00		2,546.00	428.64	2,974.64	7,771.36	1,145.85
IIB2 (27)								
Resurfacing	15	5,640.00	10	2,647.00	307.34	2,954.34	2,685.66	268.57
Sealing	5	1,920.00	1	1,486.00	104.63	1,590.63	329.37	329.37
Painting	6	140.00	1	0.00	7.63	7.63	132.37	132.37
Painting Rec Hall	6	33.00	5	0.00	1.80	1.80	31.20	6.24
Roofs	15	724.00	7	0.00	39.45	39.45	684.55	97.79
Roofs Rec Hall	15	169.00	14	0.00	9.21	9.21	159.79	11.41
Pool	5	350.00	4	0.00	19.07	19.07	330.93	82.73
Septic Tanks	7	3240	7			0.00	3,240.00	462.86
TOTAL IIB2		8,976.00		4,133.00	489.12	4,622.12	7,593.88	1,391.35
COMMON TO ALL								
Resurfacing	15	8,648.00	13	517.00	471.25	988.25	7,659.75	589.21
Sealing	5	3,000.00	3	179.00	163.48	342.48	2,657.52	885.84
Painting	6	1,064.00	1	0.00	57.98	57.98	1,006.02	1,006.02
Roofs	15	5,247.00	7	0.00	285.92	285.92	4,961.08	708.73
TOTAL COMMON		17,959.00		696.00	978.63	1,674.63	16,284.37	3,189.80
TOTAL RESERVES		202,476.00		52,300.00	11,033.41	63,333.41	145,262.59	34,085.97

Jellystone Park Condominium Association
3000 S. Clarcona Road #201
Apopka, Florida 32703

December 22, 1993

UNIT OWNERS

Jellystone Park Condominium Association
3000 S. Clarcona Road
Apopka, Florida 32703

Dear Members,

I believe we should take this time and discuss the Reserves. This will be an important vote for you. This vote will determine if you pay no reserve monies this year (1994) or double your reserves in 1995.

WHAT IS YOUR RESERVES ACCOUNTS? They are roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost.

In addition to your annual operating expenses, Florida Statutes 718.112 (2) (f) 2 requires these reserves to be funded in the same manner as your common expense in your annual budget. Florida Administrative Code 61B-22.0052 outlines the funding requirements and restrictions on use of your Reserves Accounts as outlined above. They are as follows:

1. Timely Funding. Reserves outlined above and included in the adopted budget are common expenses and must be fully funded unless properly waived or reduced. Reserves shall be funded in at least the same frequency that assessments are due from the unit owners (e.g., monthly, or quarterly).

2 Restrictions On Use. Reserves required by section 718.112 (2) (f), Florida Statutes, and other reserves included on the adopted budget. shall be used for the purposes for which they were intended unless their use for other purposes is approved in advance by the unit owners according to section 718.112 (2) (f) 3., Florida Statutes.

In conclusion, if you vote YES to waive the Reserves this 1994 calendar year, your monthly assessments will be reduced from \$3.50 to \$4.58., depending what condominium you live in. The developer's total lots will be reduced approximately \$850.00 per month.

A NO vote will leave the reserves in the budget for 1994 and you will not have to pay double on the reserves next year. Each year the reserves are waived just adds that much more to your condominium assessments the next year.

It is very important that you come and vote or mail in your proxy (s).

I hope this has given you some additional outlook as to how and why the reserves are funded.

In the event you have additional questions concerning these matters, please call the condominium office (407-889-5491).

Thank you.


BILL MORRISON

PRESIDENT

Jellystone Park Condominium Association