

Coach House Resident's Inc.  
Annual Meeting  
Friday, February 17, 2023 at 7 p.m.  
Coach House Pool Hall

**Call to Order:**

- Meeting was called to order by President Jerry Caward at 7 PM

- **Roll Call:**

Jerry Caward – President – present

Larry Lynch – Vice President – present

Gary Carr – Treasurer – present

Ronald Lottig – Secretary – present

Gustua Wallace – Director – present

Fay Iden – Director – present

**Carole Jackson – Director -absent**

A quorum (4) was present to conduct the meeting.

**Report of Officers:**

**Secretary**

- Minutes from January 18, 2023 BOD meeting have been posted on the pool house bulletin board. A motion to accept the minutes as posted was made by Fay Iden. Second by Diane Hillard Motion carried.
- Since there were only enough candidates to fill the vacant board positions, no election was needed as per Florida Statute 723. The new board members for 2023/2024 are Ronald Lottig, Diane Hillard and Lori Scents.
- Ron gave an update on the park renovations that were discussed at a meeting with Tracy from MHM (park owner).
  1. Roof has been delayed due to supply issue in some needed material
  2. Gates are waiting on the county for final approval on front entry area.
  3. Bathrooms will be renovated after the CO is issued for the recreation hall,
  4. Roof is expected to be started about 3-4 weeks out.
  5. Two (2) new refrigerators and one (1) freezer are to be installed in the kitchen.
  6. Interior work will be completed when roof is done, fine tuning will be needed once the hall is occupied
  7. A discussion was had about installing a radar machine that posts speed of vehicles. Doreen is to check with county representative.

**Treasurer**

- Beginning balance as of 01/01/2023 was \$1299.51. New membership fees of \$30 was received (3 new members). No expenses 01/01/2023 until 01/31/2023. Leaving a balance in the account as of 01/31/2023 of \$1329.51

## **President**

- Jerry welcomed the new board members (Diane Hillard, Lori Scents and Ron Lottig) and wished them luck on serving the community.
- Rules and regulations were reviewed and updates from the board were made. We are waiting for a meeting with management.

## **New Business and Questions:**

- A question was asked about why the pool closes at 9 PM and people must leave the area. It was stated that security locks all common areas and buildings at 9 PM as per the park management. The security people are all volunteers and should not have to come back after making their rounds.

## **Committees Report**

### **Workshop Report**

1. Chris Weiss (the workshop president) gave a report on how the workshop operates and how it raises money for tools and projects. He also explained how to become a member of the work shop.

### **Security Report**

1. Bill Clark (the head of security) gave a report on security volunteers and how it operates. He stated that the cost of security has come way down since he became in charge of security. Money was being wasted on unnecessary purchases. He thanked all the volunteer security people for manning security every night.

### **Activities Board**

1. Linda Davis gave a report on all the activities that were conducted in 2022 and what activities are available to Coach House residents.
2. Linda also gave a treasurer's report. The balance in the activity board account as of January 1, 2022 was \$23,487.68. Monies received in 2022 was \$29,356.71. Expenses for 2022 were 24, 371.41. This leaves a balance of \$28, 472.98 as of December 31, 2022.
3. Linda introduced the new activity board members. President – Kim Stanfil-Mcmillan, V. President – Jo Crawford, Secretary – Marsha Rolston, Treasurer – Shauna Nye.

**A motion to adjourn was made by Fay Iden Seconded by Ron Lottig. Meeting adjourned at 8:20.**