

Florence Gardens Mobile Home Association  
Special Meeting of the Board of Directors  
2 January 2020

President Haskett called to order the special meeting held by the FGMHA Board of Directors at 10:00 a.m. in the main hall of the clubhouse. All directors were present: Gail Haskett, Sharon Lee, Gerald Palmatier, William Rimmer, Nick Treinen, Judy Weber, and Emily Webster. Yasmin Rodriguez (Association Manager), Nicole Leyva (Activities Coordinator), and approximately forty-nine members also attended.

The president invited everyone to join in saying the *Pledge of Allegiance*.

President Haskett explained to the membership that the purpose of this town hall-formatted meeting was to hear from them what they felt the focus should be for the board in 2020 (e.g., what capital improvement projects should be considered and what items in the common area needed replacement or major repair). The suggested projects then will have a continued evaluation by the directors at the regular board meeting scheduled for 10 January 2020; any ideas that could be funded from the reserve account will be prioritized, and selection of this year's projects may be made.

On the first display tablet, written-in items for 'common area and equipment' were as follows:

- establishing a capital fund for special projects,
- growing the replacement reserves,
- improving the exercise room (usable pieces and variety of equipment and room expansion),
- purchasing the requested lapidary saw replacement,
- upgrading the sound system and adding a feature for hearing enhancement,
- planning for the construction of a maintenance building with craft rooms,
- becoming completely ADA compliant,
- building a dog park,
- getting an IT evaluation of current computer systems,
- deciding what association website will be maintained and by whom, and
- resolving the undeveloped Unit F situation with Town of Florence.

On the second display tablet labelled 'activities and other' were the following items:

- setting up a caregiver support group,
- establishing a IRS 'social club',
- recruiting members for the Activities Committee,
- working on relationships with the neighboring planned communities with meetings at the board level and at the management level to share solutions for problems, and
- developing a plan for the RV storage yard's future.

Other or associated issues were the following:

- The possibility of the association being offered a decent sound system if it could be kept in a secured location was being considered by a member.
- The jar for the collection of can tabs for charity is being emptied by an unidentified and unauthorized person.
- E-blasts sent by the manager are the only method beyond posting notices that the association has at the moment since the website manager resigned.
- The Strategic Planning Committee has been planning a survey to assess what amenities members now use and what they would support having improved or built new.

The idea that younger ‘seniors’ like opportunities for social events and want recreational activities was stressed by several; it was felt that variety increases property and association value. That sentiment lead neatly into the brief explanation of the need to explore what it might mean if a social club – the IRS charitable organization 501 (C) (7) – were established for certain activities in Florence Gardens. It would involve a separate board with its articles of incorporation and bylaws, its own insurance, and bank account, but it could open up more opportunities for types of activities we currently cannot have as well as the chance to expand fundraising possibilities and make donations back to the association. A handout on the topic, included with these minutes, was available to all attendees.

President Haskett adjourned the special meeting at 11:35 a.m.

FGMHA Board Secretary: *Emily J. Webster*

Approved: *22 January 2020*