

FRANCIS #2 MOBILE HOME PARK, INC.

COMMUNITY NOTICE

Our Role as Board Members: Protect, Enforce, and Maintain Our Park

As we prepare for the upcoming season, we would like to let everyone know about several changes designed to improve communication, provide residents with a clear way to bring concerns to the Board, and help keep our meetings organized and productive.

We are providing this information in advance so everyone has an opportunity to become familiar with the new procedures.

Town Hall Meetings

Beginning in November, what we have previously called **workshops** will now be called **Town Hall meetings**.

Each Board member has been assigned an area of responsibility and will serve as a **go-to person** for questions and concerns relating to that area. A list of Board members and their assigned responsibilities is attached and can also be found in the Directory.

Each Town Hall will be led by one designated Board member. Other Board members may or may not attend.

The purpose of the Town Hall is to provide residents with an opportunity to discuss issues that concern them, share ideas, and ask questions of committee heads who may be present.

If the appropriate person is not available, residents may submit their question or concern using the provided form. The Board member leading the Town Hall will make sure it is directed to the appropriate person. Every effort will be made to address the matter. If it cannot be resolved, it will be referred to the full Board when appropriate.

To help us properly track and follow up on residents' concerns, ideas, questions, and suggestions, **please submit them using the provided form.**

Why Are We Making This Change?

We have been advised that workshops are not required by our Bylaws. We also recognize that, at times, our workshops have become less productive than intended, and some residents have expressed concerns about the tone of these meetings.

The purpose of this change is to provide a more organized, respectful, and productive environment where residents feel comfortable bringing forward legitimate questions, concerns, suggestions, and compliments.

Please remember that all Board members are volunteers. They willingly give their time to help improve our community and keep the park running smoothly. We ask that everyone work together and treat one another with courtesy and respect.

Board Meetings

Regular Board meetings will continue.

If you would like an item considered for placement on the Board meeting agenda, please submit your request to the **Board Secretary**. Agenda requests should be submitted in time to be included in the Board packet prepared on the Friday before the meeting.

Residents wishing to speak at a Board meeting will be asked to sign up. Residents will have **three minutes to speak on each agenda item**, in accordance with the procedures established for the meeting.

If your concern may require investigation, bids, estimates, documentation, or other follow-up, please complete the appropriate form. Providing this information in writing will help us research the matter and make sure it reaches the appropriate person.

2027 Annual Budget

Another change this year involves the Association's annual budget.

In accordance with **Section 7.6 of our Bylaws**, the **Board of Directors is responsible for preparing and adopting the annual budget. Therefore, under the regular budget process, the 2027 annual budget will be adopted by the Board of Directors and will not be submitted to the membership for a general approval vote.**

A copy of the proposed budget will be made available to members at least **30 days before the Annual Board meeting** at which the budget will be considered. That meeting will be open to all lot owners.

The 2027 budget will become effective **January 1, 2027**.

Nothing in this explanation changes any rights of the membership provided by the Association's Bylaws or applicable Florida law.

Upcoming Informational Meeting

We understand that these changes may raise questions, which is why we are providing this information in advance.

Town Hall meetings will begin in November.

On **November 4**, Betsy from the CAM school will be coming to speak about these matters and answer residents' questions.

If you are unable to attend, you may submit your questions in advance so they can be addressed. We are also hoping to record or stream the meeting so residents who cannot attend will have an opportunity to receive the information.

Attached Information

Attached you will find:

- A list of Board members and their assigned responsibilities. These are your **go-to people** and can also be found in the Directory.
- The form residents should use to submit their **ideas, concerns, questions, or compliments**.

We appreciate everyone's cooperation as we work together to make communication within our community more organized, respectful, and productive.

Sincerely,

Francis #2 Mobile Home Park, Inc.
Board of Directors

Susan Wilson, President
Cliff Bowling, 1st Vice President
John Rausch, 2nd Vice President
Herschel Couch, Director
Deb Anderson, Director
Joe Caridi, Director
Susan Cowell, Director
Kirk Schlappich, Director
Jerry Hurst, Director
Judy Bowling, Treasurer
Debora C. McGarvey, Secretary