



Crystal Bay Travel Park, Inc.
2002 Ketch Circle
Palm Harbor, FL 34683
Meeting Minutes 12-05-2022
Zoom and Clubhouse Meeting

<https://us02web.zoom.us/j/81084568587?pwd=UDQ1a09MQWtxdWxidIRqMFJhWjZGQT09>

Meeting ID: 8851622977 Passcode: Board

Dial in: (301) 715-8592, Meeting ID: 8851622977#, Passcode: 546502#

1. Meeting called to order at 9:32 am by President Copeland.
2. Roll Call: Copeland, Dunlap, Killen, Mortensen, Rego and Stock all present. Bergman absent.
3. Approval of November 7, 2022, Minutes: Motion by Copeland, seconded by Rego to approve the 11-07-2022 minutes. Passed unanimously.
4. Treasurer's Report and Budget: Dunlap presented the proposed budget for 2023 with recommendations to raise the Maintenance Fee \$15/month to \$190 and raise the apartment rental by \$60/week to \$460/week or \$75 per night . The present rental rate will be honored for the reservations made through December 31, 2022. The new rate will apply only to new reservations in 2023. Motion made by Killen and seconded by Copeland that we approve the proposed 2023 budget. Motion passed unanimously.
5. Setback Requirements: Jean Stock just clarified that we are using the setback requirements in Appendix A of the Rules and Regulations.
6. Water and Sewer Hook-Up Requirement: Copeland proposed that we add a rule: "Within 48 hours of placement on a lot, any and all *units must be self-contained with hooked up and working plumbing, including running water and all drains, while being occupied as a residence. *Units are described as a travel trailer, motorhome, fifth wheel, and park model, and any other approved unit placed on a lot." The compliance committee will be in charge of doing the inspections. Motion by Killen, seconded by Stock that we approve this new rule. Motion passed unanimously.
7. Approval of Updated Apartment Rental Agreement (Appendix D): Copeland, DeSpirit and Dunlap resolved some complications and confusion in the agreement. The exception for Christmas and Easter holidays reservations was removed. Copeland moved and Killen seconded to approve the revised rule. Motion passed unanimously.
8. Cameras for Dumpster: Dunlap reported that the cameras will start to be installed next week.
9. Rule Change Regarding Dogs: Killen proposed a shareholder vote on whether or not all dogs should be allowed in the Park. The Board consensus was to establish a committee to examine the issue and present the pros and cons to the new Board in January for consideration.
10. Possible Kayak Rack: DeSpirit reported that those interested have withdrawn their request.
11. Committee Reports: Sari Perlstein will be asking for volunteers to be on the Entertainment Committee and also to help decorate the clubhouse for the holidays. A potluck party will be held on December 19.
12. Adjournment: Motion made by Copeland and Killen seconded. Passed unanimously. Meeting adjourned at 10:25 am.

Jean Stock
Secretary, Crystal Bay Travel Park, Inc.
December 6, 2022

Approved: Jean Stock

Date: 1-09-2023