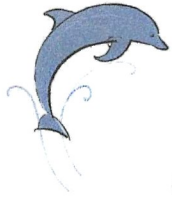


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Board of Directors Monthly (Nov-Apr) Meeting Minutes
December 15, 2025

- 1) The meeting was called to order by Vice President Bruce Gentry at 9:30 am.
- 2) Pledge of Allegiance
- 3) Roll Call to Establish Quorum-
 - a) Present: Copeland, Ulery (Zoom), Gentry (Zoom), Killen (Zoom), Schaffer, Butts
 - b) Absent: Fitz
- 4) Approval of November 3, 2025 Board Meeting Minutes Tabled to January meeting.
- 5) Board Committee Announcements/Updates
 - a) Executive – No update
 - b) Finance – Greg Harrison – see report under Item 6 - Treasurer’s Report
 - c) Audit – No update
 - d) Clubhouse –No update
 - e) Compliance – No update
 - f) Fining – No fines have been issued
 - g) Dockmaster – Bud Suter – No problems/issues
 - h) Library – Bev Copeland – She’s had a lot of donations, library is doing well
 - i) Pool – Karla Vogel– She need more volunteers – pool may not open without volunteers stepping up.
 - j) Entertainment and Special Events – Bev Copeland – Approximately 36 people attended the pancake breakfast. Tomorrow night (December 16) is the Christmas potluck. The committee purchased an icemaker and speaker system. Next event is on January 20 - Cheeseburger Paradise! Approximate balance of \$1,399.
 - k) Sunshine – No update
 - l) Pancake Breakfasts – Jim Copeland stated that the first one went well. They had a good turnout. They used new griddles. Blueberry pancakes were a big hit.
- 6) Treasurer’s Report – Harrison reported that in 2025 we were still absorbing a lot of the costs for the storm. He projects that we should come out pretty much on budget due, in a large part, as a result of the hard work of the board and the many volunteers, which kept expenses down. The 2026 budget was formulated using the actual 2025 expenses as a



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basis, and factoring in the large, known expenses and inflation. Assessments will remain at \$200, which still gives us discretionary funds and spending flexibility.

7) New Business

- a) 2026 Budget – **MOTION** to approve the 2026 Budget as presented. Copeland/Killen M/S/P Unanimous

8) Old Business

- a) Board Openings – There are four board openings (Killen, Copeland, Schaffer, Ulery) for 2025 – all have agreed to stay on the board in 2026. No board elections necessary. The board will remain the same as 2025.
- b) Update – Status of Park – Ulery – Park is in pretty good shape. Water in pool needs looking into – needs a new valve on the automatic fill. Some new docks need sign off and approval. He would like to see the status of “substantially damaged” reversed on homes in the park. Some homes/lots for sale. There are a lot of park events planned for 2026. He felt that 2025 was a pretty successful year.

9) Meeting Open to Floor (Q&A)

- a) Elaine Mullens – the new dumpster that was put in is too high/difficult for her to reach. Ulery stated that perhaps we can keep one lid open to make it easier to use.
- b) Attendees were asked to identify themselves.
- c) Elaine Mullens – asked what the status is for cleaning the clubhouse. Gentry stated that they are still debating whether we can handle the cleaning with volunteers or if we need to hire it out. Currently it’s being cleaned by volunteers. Karla Vogel remarked that currently there are some people that are voluntarily cleaning it, but if you see a problem that needs taking care of, please let her know.
- d) Marsha Ankrom– Remarked that the honor system for laundry seems to be working. She emails people when she hasn’t received payment. She prefers to get paid once a month for laundry.

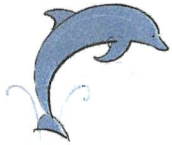
- 10) Meeting was adjourned at 9:53 am. Butts/ Copeland M/S/P. Next scheduled meeting is the Annual Shareholders Meeting on January 12, 2026, followed by the regular, monthly board meeting.



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Submitted by _____ Date _____
Kathleen Simon, Recording Secretary

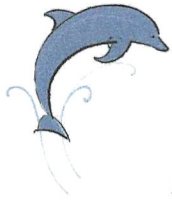
Approved _____ Date _____
Jeff Ulery, President



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**Board of Directors Monthly (Nov-Apr) Meeting Minutes
November 3, 2025**

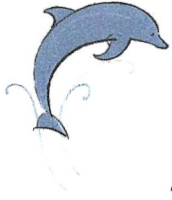
- 1) The meeting was called to order by President Jeff Ulery at 9:30 am
- 2) Pledge of Allegiance
- 3) Roll Call to Establish Quorum-
 - a) Present: Copeland, Fitz (Zoom), Ulery, Gentry (Zoom), Killen (Zoom), Schaffer
 - b) Absent: Butts
- 4) Approval of April 7, 2025 Board Meeting Minutes **MOTION** to accept Board Meeting Minutes from April 7, 2025. Killen/Schaffer M/S/P (unanimous)
- 5) Board Committee Announcements/Updates
 - a) Executive – no report
 - b) Finance – Greg Harrison - As reported in previous updates we continue to spend on track for both operating and reserve budgets. This includes finishing up the hurricane impact costs. Fine tuning recent actuals to be sure we spend to plan. Reserves are now over \$200k. First look at next year's budget should keep us at \$200/ monthly despite all the challenges. Important to note that the extensive volunteer efforts made significant offsets avoiding massive cost issues to the park clubhouse and laundry renovations that were extensive.
 - c) Audit – no report
 - d) Clubhouse –Ulery stated that the clubhouse is looking good. New chairs were purchased. Please let him know if you hear of a good deal on a refrigerator. We will use upstairs refrigerator until a new one is found. Upstairs is also in good shape and everything is working fine. He also



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mentioned that everyone who is new to the park, please introduce yourself.

- e) Compliance – Ulery stated if you want to complain about units/lots that have not done anything to fix their place since Helene, please submit a written complaint. The Board will not address any issues without a written complaint. If he receives written complaints they will review and forward to the Compliance Committee and then to the Fining Committee. Maximum fine is \$1,000 (but only as a last option).
 - f) Fining – See above (no current fines)
 - g) Dockmaster – Bud Suter – no problems.
 - h) Library – Ulery - Library is all set up with books. If anyone has good books to donate, please drop them off.
 - i) Pool – Ulery - Need people to sign up to volunteer to help cover and uncover the pool. Note to new people - when cover is on the pool and the gate is locked – do not use the pool! New pool cleaning contractor hired to replace former contractor.
 - j) Entertainment and Special Events – Bev Copeland - First potluck is scheduled for November 18. Hope to have a complete schedule of events after the committee's first meeting.
 - k) Sunshine – no report
 - l) Pancake Breakfasts – Jim Copeland – First breakfast is scheduled for Saturday, December 6.
- 6) Treasurer's Report – See Finance Report above (5b).
- 7) New Business
- a) Money available for homesteaders. Ulery stated that there is money available for homesteaders. He is working on getting the clubhouse renovations permitted. Has a contractor lined up to help. Requested that if anyone has pictures of the drywall prior to painting, please send them to him. They need to know the number of screws used for permit.



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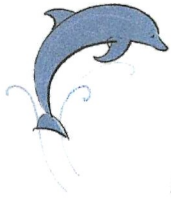
- b) Board Openings – Everyone who is currently on the board of directors is planning to return. Anyone interested in running for a board position, please fill out the form – “Notice of Intent To Be a Candidate for the Board” and submit to Marsha Ankrom (forms will be included with the First Notice of Date of Annual Meeting and Board Election that will be sent to shareholders (via email or US mail) on November 13, 2025).

8) Old Business

- a) Update – Credit Card/ACH Payments – If you are interested in signing up for online payments, please complete proper sign up forms and submit.
- b) Update – Status of Park – Ulery – Park is in good shape both structurally and financially thanks to all the volunteers who helped with post-hurricane repairs.

9) Meeting Open to Floor (Q&A)

- a) Jim Copeland – 2044 Ketch Circle – as far as he can see – our monthly fee will remain the same.
- b) Joe Simmons
 - i) Q. Why didn't we have any board meetings between April and November?
A. We do not meet in the summer as a rule, unless there is a need to call a special meeting. Difficult to obtain a quorum in the summer (and not much happens).
 - ii) Q. Have we considered selling the park?
A. Ulery - Corporation is in good shape. We have sold multiple lots. No worries at this point about park collapsing. No one has contacted us regarding this (except for the president of the big park who asked if we were planning to sell). Ulery pointed out that there has to be a vote with 80% of the votes in order to sell. Ankrom stated that no one has reached out to her about selling the park.
 - iii) Q. Have we secured a new attorney for the park?



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A. Ulery -We still have the same attorney we always had.

iv) Q. Will we be getting notice of Annual Meeting/intent to run for office?

A. Ankrom stated she will be emailing the First Notice of Date of Annual Meeting and Board Election to shareholders on November 13. She will send notices by US mail for shareholders who do not have an email address on file.

v) Q. What are 3 top issues on the board for 2026?

A. Copeland – Noted that all current board members are planning to return/run for 2026 season. Ulery – No issues have been identified yet – this is the first time since last April that the board has met. He is pretty much taking it one day at a time. His main focus is obtaining permits for the clubhouse repairs already completed. He suggested that people make a list of things they want to see done (clubhouse windows, pool deck, sidewalks and pavement, etc.). He noted that a lot of people are still fighting substantial damage.

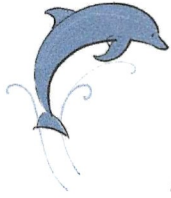
c) Q. Bud Suter commented on whether we got with the county on fixing the fence between the park and the boat ramp?

A. Bruce Gentry stated that it is a county fence. If the fence is fixed, the county will not allow privacy slats.

d) Q. Internet

A. Ulery stated that Spectrum offered a bulk pricing. Cost would be approximately \$30-\$40/month per shareholder. Not a viable solution. Further discussion needed.

10) Meeting was adjourned at 10:04 am. Copeland/Schaffer M/S/P. Next meeting scheduled for December 1, 2025.



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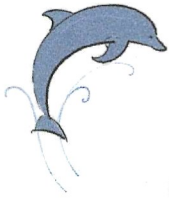
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Submitted by _____ Date _____

Kathleen Simon, Recording Secretary

Approved _____ Date _____

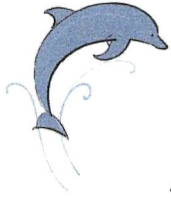
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Board of Directors Monthly (Nov-Apr) Meeting Minutes
April 7, 2025

- 1) The meeting was called to order by President Jeff Ulery at 9:30 am
- 2) Pledge of Allegiance
- 3) Roll Call to Establish Quorum-
 - a) Present: Copeland, Fitz, Ulery, Gentry, Killen
 - b) Absent: Butts, Schaffer
- 4) Approval of March 3, 2025 Board Meeting Minutes **MOTION** to accept Board Meeting Minutes from March 3, 2025. Fitz/Ulery M/S/P (unanimous)
- 5) Board Committee Announcements/Updates
 - a) Finance – Greg Harrison stated that we'll be getting a finance report soon based on last year's numbers.
 - b) Audit – Ankrom stated that the audit report was finalized and signed and will be filed with the financial report.
 - c) Clubhouse – Karla Vogel noted that one of the overhead fans does not work and will need replacing. Also, requested help raising clubhouse furniture, etc. to the upstairs clubhouse before the majority of the shareholders leave.
 - d) Compliance – Ulery stated that they did a walk through of the park – several houses have not been touched yet since the hurricane. If the owners have not been in contact with the county, the county may take action.
 - e) Fining – Ulery stated that they have not fined any shareholder at this point.
 - f) Dockmaster – Bud Suter - nothing to report.
 - g) Library – Bev Copeland stated that we have lots of books on the bookshelves and will be happy to take donations of additional books.
 - h) Pool – No report.
 - i) Entertainment and Special Events – John Bergman stated that all events for the season are completed.
 - j) Sunshine – No report.
 - k) Pancake Breakfasts – No report (breakfasts were suspended this season).
- 6) Project Updates – Ulery stated that the club house building has an assessed structure value of \$479,667. Our 49% figure is \$239,833. He believes we should be under the 49% amount.



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He will need to obtain permits for work that was done. He also noted that county officials have walked through the park.

7) New Business

- a) Credit card payment option discussion – Ankrom reported that we have the option to accept credit card payments through the bank at no cost. A percentage of the amount charged will be passed on to the shareholder. We also have ACH payment available and she can help set that up. **MOTION** to accept credit card payment process.
Killen/Gentry M/S/P (unanimous)
- b) Introduction of new Treasurer – Greg Harrison has agreed to serve in the capacity as treasurer (non Board member)
- c) Brief discussion on substantial damage (shareholders are welcome to stay after meeting for further discussion) – Ulery stated that of everyone so far that has received a substantial damage letter, he is aware of no one who has received a reversal of their status. Each individual shareholder will have to hire their own appraiser to reappraise their houses. Discussion open to floor among shareholders and Board.

8) Old Business – no old business.

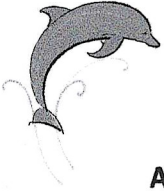
9) Finance Report – See item 5(a) above.

10) Meeting Open to Floor (Q&A) - See item 7(c) above.

11) Meeting was adjourned at 9:51 am. Copeland/Killen M/S/P

Submitted by _____ Date _____
Kathleen Simon, Recording Secretary

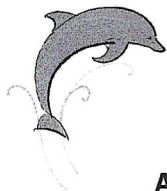
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Board of Directors Monthly (Nov-Apr) Meeting Minutes
March 3, 2025

- 1) The meeting was called to order by President Jeff Ulery at 9:31 am
- 2) Pledge of Allegiance
- 3) Roll Call to Establish Quorum: Copeland, Butts, and Ulery, were present at the meeting. Killen, Gentry, Shaffer and Fitz attended via Zoom (approx. 25 shareholders attended in person or on Zoom)
- 4) Approval of February 3, 2025 Board Meeting Minutes **MOTION** to accept Board Meeting Minutes from February 3, 2025 Copeland/Ulery
- 5) Board Committee Announcements/Updates
 - a) Finance – Rego – Finance Committee reviewed accounts and determined park finances are in fine shape, mostly due to the actions of prior boards. Because most of the clubhouse renovation work was done by volunteers we should have enough money to finish projects. By next month we should be able to determine whether we will need another special assessment, but at this point we are in good shape.
 - b) Audit –Bev Copeland stated that the Audit Committee matched all receipts to expenses.
 - c) Clubhouse – Vogel remarked that the clubhouse looks like it’s coming along great. Ulery stated that renovations are close to completion and thought it should be done in another week.
 - d) Compliance – Ulery stated he has asked Committee to take pictures of houses this week.
 - e) Fining – no report
 - f) Dockmaster – Bud Suter stated some ladders were thrown out because they were in bad shape.
 - g) Library – Bev Copeland stated that the Entertainment Committee purchased three used bookcases at an estate sale. Will be installed after trim is up.
 - h) Pool – Karla Vogel reported pool is good – thank you to volunteers.
 - i) Entertainment and Special Events – Bev Copeland stated the Entertainment Committee would be meeting after the board meeting. One item they plan on discussing is whether or not to hold or cancel the Reuben dinner planned for March 13.
 - j) Sunshine – no report
 - k) Pancake Breakfasts – Jim Copeland stated probably will not hold any this year.



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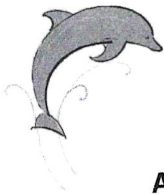
- 6) Project Updates – Ulery stated they have been looking for island type cabinets to replace the cabinets we previously had in the kitchen. He also stated that there’s been a couple burps in the electrical system, but that’s been fixed. He thanked all the volunteers.

- 7) New Business –
 - a) Substantial Damage Letters - Clubhouse and Laundry – No discussion.
 - b) Substantial Damage Letters – Shareholders - Copeland stated you can spend up to 49% of the appraised value of your house – only claim expenses to fix water damage, not remodel. When you go to the county courthouse you must bring the following:
 - i) A copy of your title
 - ii) A copy of your registration
 - iii) If you have them, bring pictures of interior before demo, pictures of interior gutted and pictures of the outside of your house before and after the hurricanes to show you didn’t have exterior damage. Photos must be dated.
 - iv) Your substantial damage letter.
 - v) Your 49% letter stating how much you can spend.
 - vi) A floor plan of your house.
 - c) Demolition Permits - Ulery stated that if you had a house demolished you need to go to the county courthouse and obtain a permit if you didn’t already have a permit. As far as they know, there is no cost for the permit.

- 8) Old Business –
 - a) Transfer of funds from other accounts to cover Clubhouse expenses – Not necessary at this time.
 - b) Discussion of lots being brought up to grade - Compliance Committee will be walking through this week taking pictures of homes. Please be aware that they may be on your property. Nothing can be left ungraded and must be safe. All units must have water, electric and sewer. They will be installing a fence behind the laundry.
 - c) Removal of all debris/hazards – Please ensure your unit is free of debris and/or hazards.
 - d) Current proof of registration on trailers, boats and motor vehicles – Ankrom stated that she has not received many of these yet.

- 9) Finance Report - See Committee Report – Finance (5a) above

- 10) Meeting Open to Floor (Q&A)
 - a) Trudy Moore (D-08) – Q. What document do you receive from the county if you demolished your unit? A. Nothing. You have your share from the park.
 - b) Thane Benson (A-18) – Q. Is the park allowing boat trailers on the lots? A. Not at this point



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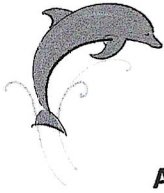
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- c) Jack Rego (A-20)– Q. The lawn mower is throwing up glass – can we get this cleaned up?
A. Perhaps, after demolition is complete.
- d) Ken Stock (A-02) – Q. Do you need an appointment at the Courthouse? A. Not necessary if you get there early in the day. Assessors are not county employees, they are employees of a company contracted by the county.
- e) Bud Suter (D-01) - Noted that he went to the Courthouse last week and was finished in under an hour.
- f) Q. Has anyone had their place re-appraised? A. Unknown.
- g) Ken Stock (A-02) – Noted that there was a man walking around from house to house last week from the company contracted by Pinellas County answering questions.
- h) Jack Rego (A-20) – Noted that one unit originally had no designation on the Substantially Damaged website, but it's since been changed to substantially damaged.
- i) Bud Suter (D-01) – Noted that he got his boat re-registered in Pasco County – much simpler and faster than Pinellas County.

11) **MOTION** to adjourn meeting. Shaffer/Butts Meeting was adjourned at 10:10 am

Submitted by _____ Date _____
Kathleen Simon, Recording Secretary

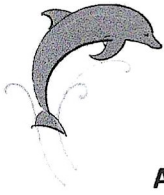
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Board of Directors Monthly (Nov-Apr) Meeting Minutes
February 3, 2025

- 1) The meeting was called to order by President Jeff Ulery at 9:38 am
- 2) Pledge of Allegiance
- 3) Roll Call to Establish Quorum: Copeland, Shaffer, Butts, and Ulery were present at the meeting. Killen, Gentry and Fitz attended via Zoom
- 4) Approval of January 13, 2025 Shareholders' Meeting Minutes and January 13, 2025 Board Meeting Minutes – 2025 Shareholders' Minutes will be approved in January 2026. **MOTION** to accept Board Meeting Minutes from January 13, 2025 Schaffer/Butts
- 5) Board Committee Announcements/Updates
 - a) Finance – As of 1/31/25 - \$21,214 in operating account; \$164,155 in reserves; current balance – \$185,369.
 - b) Audit – No report
 - c) Clubhouse – Karla Vogel reported that she has had volunteers painting the restrooms. Brick walls are not ready for painting at this time.
 - d) Compliance – No report. Ulery stated he wants to meet with the Compliance Committee as soon as possible.
 - e) Fining – No report. Ulery stated he wants to meet with the Fining Committee as soon as possible.
 - f) Dockmaster – Bud Suter stated that all lights on docks and poles have been replaced.
 - g) Library – Bev Copeland bought about 50 books on clearance from the Dunedin Library. Eventually we will need bookcases.
 - h) Pool – Karla Vogel reported that she has volunteers to remove the pool cover in the morning and replace it in the evening. The pool is now open for use. Please use restrooms by the laundry building until the clubhouse restrooms are opened.
 - i) Entertainment and Special Events – John Bergman stated that an events calendar has been emailed to shareholders.
 - j) Sunshine – No report
 - k) Pancake Breakfasts – Jim Copeland stated he wasn't sure if they would have enough volunteers to hold pancake breakfasts this year.
- 6) Project Updates – Ulery stated that the clubhouse is coming along. Volunteers painted the restrooms yesterday. He would like to start setting toilets, sinks and cabinets tomorrow.

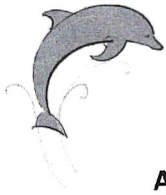


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He will need help setting the doors, but prefers volunteers who have experience setting doors. We will continue to need volunteers for interior painting, etc. The concrete walls will require another week of drying before paint can be applied. Karla Vogel added that volunteers have been providing supplies and cleaning the restrooms and laundry areas. Laundry is open 8 am to 8 pm. If you use the laundry or restrooms, please clean up after yourselves. Ulery asked shareholders to please respect people's privacy and do not cut through lots to use the pool or laundry.

- 7) New Business – no new business.
- 8) Old Business – no old business.
- 9) Finance Report from Marsha Ankrom, Office Administrator – Ulery stated that shareholder Art Schaeffer has volunteered to act as Treasurer. He asked whether there were any other shareholders who would be willing to volunteer to serve as Treasurer. As there was no response, Mr. Schaeffer will act as Treasurer for the park in 2025. Ulery also reported he has talked to the accountant regarding tax relief for hurricane expenses. We may be able to take advantage of this in the 2024, 2025 and 2026 tax years. Ankrom reported the following financials as of January 31, 2025 - Total balance in the operating account is \$21,214.76. Total balance in the reserve account is \$164,155.12. Total YTD balance of checking and savings account as of January 31, 2025 is \$185,369.88. Hurricane expense through February 1, 2025 is \$75,843.31 through February 1, 2025. We have received \$40,274.30 from the special assessment.
- 10) Transfer of Funds From Other Accounts To Cover Clubhouse Expenses – We have taken in \$40,000 in assessments to cover hurricane expenses. So far, hurricane expenses total \$75,843.31, which leaves \$35,569.01 in unbudgeted expenses. Working with accountant and attorney regarding proper transfer of funds.
- 11) Discussion of Lots Being Brought up to Grade- Ulery stated some homes/lots have not been touched since the hurricane. Next week he and the compliance committee will plan to walk through the park, take pictures and complete check lists of items that need to be addressed by shareholders. Shareholders whose homes/lots are not currently up to standards will be given a deadline to fix their sites. Fines may be assessed on shareholders that do not bring their lots up to standards by a specified deadline.
- 12) Removing All Debris/Hazards –Debris is still remaining on shareholder lots from demolition of trailers, paving of lots, renovations, etc. Shareholders who have not cleaned up their lots will be given a deadline to do so. As stated in Item 11, those shareholders whose lots are not in compliance will be given a deadline to remove debris/hazards from their lots. Those



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lots not in compliance by the deadline may be assessed a fine. Fitz volunteered to serve on the Compliance Committee.

13) Trailers and Boats on Lots – Discussion on changing rules regarding trailers and boats on lots. Copeland stated the following process for rule change: 1) Board identifies necessary changes; 2) An amendment to the current rule is drafted; 3) The board addresses the proposed rule change and votes on it; 4) If the new rule is approved by the board, it is presented to the shareholders for their approval; 5) A rule change requires a majority vote by the shareholders. Ulery proposed requiring a permit to keep boat/trailer on lots. Fining committee will enforce and fine infractions. This issue will be revisited as more information is available.

14) Current Proof of Registration on Trailers, Boats and Motor Vehicles – Ankrom has received about 10 so far. Please bring registrations up to date and/or provide copies of proofs to Ankron.

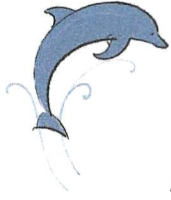
15) Meeting Open to Floor (Q&A)

- a) Karla Vogel – stated that it seems that there is a lot of availability remaining this season to rent the apartment. Ankrom will send out an email to shareholders. 2025 rent is \$100 nightly (minimum 7 nights now through April), \$100 cleaning fee and \$100 refundable security deposit.

16) Meeting was adjourned at 10:22 am.

Submitted by _____ Date _____
 Kathleen Simon, Recording Secretary

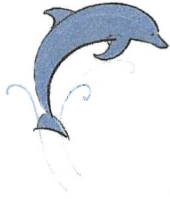
Approved _____ Date _____
 Jeff Ulery, President



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**Board of Directors Monthly (Nov-Apr) Meeting Minutes
January 13, 2025 following Annual Shareholder's Meeting**

1. The meeting was called to order by President Bruce Gentry at 11:46 am
 2. Pledge of Allegiance
 3. Roll Call and Approval of December 2, 2024 Minutes
2025 Board of Directors: Jim Copeland, Ian Killen, Kurt Shaffer, Bruce Gentry, Nate Butts, Jeff Ulery, Tracy Fitz
Roll Call: Copeland, Killen, Shaffer, Gentry, Butts (newly elected director) and Ulery were present at the meeting. Dunlap (outgoing director) and Fitz (newly elected director) attended via Zoom.
December 2, 2024 Minutes approved as presented.
 4. Election of Officers
 - a. President: Jeff Ulery nominated by Gentry; seconded by Copeland. Ulery elected by unanimous vote.
 - b. Vice President: Bruce Gentry nominated by Ulery; seconded by Killen. Gentry elected by unanimous vote.
 - c. Secretary: No nomination of board member. Kathy Simon, shareholder, volunteered to continue as secretary.
 - d. Treasurer: No nomination of board member. Board will conduct search among shareholders
- Note:** The Executive Committee is comprised of the President, Vice President, and Treasurer to manage emergencies. No vote required.
5. Committee Appointments for 2025
 - a. Finance –Jack Rego, Greg Harrison and possibly Herb Rosene
 - b. Audit- Joe Simmons, Mary Weddell, and Claudia Soukup
 - c. Clubhouse- Sue Rego, Karla Vogel and June Bergman
 - d. Compliance- Ian Killen, Nate Butts, Jeff Ulery, Steve Ziemke
 - e. Fining- Jean Stock, Karla Vogel, Greg Harrison, Nate Butts
 - f. Dockmaster- Bud Suter, Jerry Dunlap, Nate Butts, and Jeff Ulery
 - g. Library- Wendy Harris and Bev Copeland
 - h. Pool- Karla Vogel and committee
 - i. Entertainment and Special Events- John & June Bergman, Karla Vogel, Kathy Simon, and Beverly Copeland
 - j. Sunshine- Sari Perlstein



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k. Pancake Breakfasts- Jim Copeland and committee

6. Treasurer's Report

Dunlap reported that as of December 30, 2024: OP Account Balance - \$13,272.27; Reserves Account Balance - \$155,972.94; Loan Balance - \$0.00 (paid off in 2024). Dunlap reported that there were some issues with accessing Quickbooks due to transition to new year, however Marsha Ankron (office administrator) estimates we have spent approximately \$73,000 on hurricane repairs. We have likely used up the \$15,000 in flood self-insurance. In 2025 the flood self-insurance set aside in the budget is now \$20,000 (vs. \$11,000 in prior years). Utility costs in 2024 were \$34,000. With the \$40,000 in assessments, we ended the year in good financial shape.

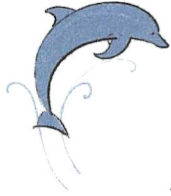
7. Old Business

a. Discussion on current post hurricane status of park (clubhouse, pool, electrical, demolitions, etc.)

8. New Business

a. Lot rentals – Fitz will review our rental agreement form to make sure we are covered. **MOTION** that minimal rental for lots is 30 days, and must include background and credit check. Shareholder is 100% responsible for all injuries and/or destruction of properties. Shareholder gives up rights to park amenities. Butts/Copeland Motion passed unanimously. **ADDENDUM TO MOTION** – the prior motion is made in emergency situation and will be voted on by shareholders at a subsequent meeting. **MOTION** to accept rentals in parks pending inspection and approval by compliance committee. Lots have to be fully functional, no debris. Butts/Shaffer. Motion passed unanimously. Letters will be sent to shareholders who still have not remediated their property that they have 14 days to bring up to standards. **MOTION** to abolish the rule allowing seasonal boat trailer/trailer storage on lots. Tabled for further review.

8. Adjourn **MOTION** to adjourn. Killen/Copeland Motion passed unanimously. Meeting adjourned at 1:07 pm.



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Submitted by _____ Date _____
Kathleen Simon, Recording Secretary

Approved _____ Date _____
Jeff Ulery, President