



CRYSTAL BAY TRAVEL PARK, INC.

2002 KETCH CIRCLE PALM HARBOR, FL., 34683

Email: crystalbaytravelpark@outlook.com, Phone: (727-483-9275)

Housing for persons 55 years of age and older

**ALL MEETINGS ARE VIA BOTH ZOOM VIDEOCONFERENCE AND IN PERSON AT
CLUBHOUSE
UNTIL FURTHER NOTICE**

**Board of Directors Monthly (Nov-Apr) Meeting Minutes
January 12, 2026 following Annual Shareholder's Meeting**

1. The meeting was called to order by President Jeff Ulery at 11:18 am
2. Pledge of Allegiance
3. Roll Call and Approval of Minutes from November 3, 2025 and Minutes from December 15, 2025

2026 Board of Directors: Jim Copeland, Ian Killen, Kurt Shaffer, Bruce Gentry, Nate Butts, Jeff Ulery, Tracy Fitz.

Roll Call: Copeland, Killen, Shaffer, Gentry, Butts, and Ulery were present at the meeting. Fitz and Killen via Zoom.

MOTION to approve minutes from November 3, 2025 Minutes and minutes from December 15, 2025 Minutes as presented. Copeland/Butts Motion approved unanimously.
4. Election of Officers

MOTION to keep the same slate of officers from 2025 Butts/Shaffer Motion approved unanimously.
5. Committee Appointments for 2026
 - a. Finance – Jack Rego, Greg Harrison, Jerry Dunlap
 - b. Audit - Claudia Soukup, Roberta Russ, Bev Copeland
 - c. Clubhouse- Karla Vogel - Vogel stated that the upstairs electrical outlets on water side do not work. There's also a big hole by patio door that needs to be repaired. (Ulery stated that the mural may be damaged when repaired). Brick wall by park entrance has been down (Ulery stated that this is the county's responsibility). Laundry – people are not signing in or paying. Payment for laundry (checks/cash) can be dropped either in the black box outside the office or the white box in the clubhouse (Ankrom will send out email). One of the dryers is not working. She also thanked people for cleaning up after their events.
 - d. Compliance - Ian Killen, Nate Butts, Jeff Ulery, Steve Ziemke
 - e. Fining - Jean Stock, Karla Vogel, Greg Harrison
 - f. Dockmaster - Bud Suter, Nate Butts, and Jeff Ulery – discussed installation of gate.
 - g. Library - Bev Copeland – Copeland noted she has enough books, but suggested a puzzle exchange for anyone interested.



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- h. Pool - Karla Vogel and committee - Vogel noted that they need a few more people to uncover the pool in the mornings and cover it in the evenings. She also noted that there are some cracks that need to be filled. Ulery stated that they are looking for estimates
- i. Entertainment and Special Events – Beverly Copeland, John and June Bergman, Karla Vogel, Jayne Ziemke, Elaine Mullen, Kathy Mortensen, Roberta Russ, Kathy Simon - Copeland announced that tomorrow is last day to purchase tickets for Cheeseburger in Paradise event on January 20. They will be serving cheeseburgers, burgers, chips, dessert. Entertainment is Pickin Rick. Ladies’ Luncheon will be the last week of January – Claudia Soukup is organizing. (Ulery stated that there will also be a men’s event to be determined.) Texas Hold Em has started back up. Please let renters know about events. The Entertainment Committee has purchased new dominoes, playing cards, and other new supplies for game nights. They have also purchased chairs, griddles, frying pan, kitchen supplies (salt & pepper shakers, utensils, etc.), and an icemaker for the refrigerator.
- j. Sunshine - Sari Perlstein
- k. Pancake Breakfasts - Jim Copeland and committee. Pancake breakfasts are scheduled for February 7 and March 7.

6. Treasurer’s Report

Harrison reported that the park’s final figures for 2025 should be very close to budgeted. HOA fees will remain at \$200/month. We will see a more traditional budget in 2026. He also noted that projected revenues are based on apartment rentals, laundry, etc.

7. Old Business

8. New Business

- a. Family Photos (shareholders/visitors) – Ulery requested that shareholders/renters email photos of themselves to Ankrom (for placement in an album or photo gallery).
- b. Current shareholder drivers’ licenses on file – Ulery requested that shareholders email photos of their drivers’ license to Ankrom for her files.
- c. Shareholder POAs on file – Shareholders that have POAs, please email copy to Ankrom.
- d. Liability Insurance – Ulery noted that the park’s insurance agent has recommended that shareholders should have at least a liability policy, particularly if they rent out their lots. Policies should be at least \$300,000 (\$500,000 for rental lots). This can be an addendum to current policies as a waiver/hold harmless clause. **MOTION** that the park invest with an attorney to draw up a standardized lease agreement with a waiver/hold harmless clause. Butts/Shaffer Motion approved unanimously. **MOTION** Shareholders renting their lots are required to have commercial liability insurance on file with the park. Fitz (motion tabled).



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- e. Discussion on development of park Facebook page – Ulery stated we have an old Facebook account (currently inactive). Shareholder John Cull agreed to develop a group meet account for shareholders to join to facilitate quick dissemination of information and spur of the moment events (ie Happy Hour, etc.).
- f. Review/clarification on apartment rental rules – **MOTION** Apartment rental is \$500/week plus cleaning, 1 week maximum, Saturday to Saturday between October 1 and January 1; \$500/week or \$100/night, plus cleaning after January 1. Copeland/Butts Motion approved unanimously.
- g. Discussion on installation of fence behind laundry building – Board will work on this.
- h. Review of wording of Rule #9 (Storage of Vehicles) – **MOTION** to remove dates of storage of trailers/vehicles on lots from by-laws. Butts/Gentry Motion approved unanimously.
- i. Review of wording of Rule #18 (Pets) – **MOTION** to remove language regarding board approval for service animals from by-laws. Butts/Copeland Motion approved unanimously.
- j. Discussion on installation of dock on 650 Lorraine Street, Crystal Beach – **MOTION** to approve of installation of dock at 650 Lorraine Street, Crystal Beach. Ulery/Gentry Motion approved unanimously.
- k. Spectrum proposal for a bulk agreement plan – Gentry presented Spectrum bulk proposal for \$45/month, full year subscription.

9. **MOTION** to adjourn. Copeland/Butts Motion approved unanimously. Meeting adjourned at 12:15 pm.

Submitted by _____ Date _____
Kathleen Simon, Recording Secretary

Approved _____ Date _____
Jeff Ulery, President