

**Florida Grande Motor Coach Resort  
Property Owners Association**



**Committee Directory  
April 2011**

# Table of Contents

<b>Activities and Volunteer Committee.....</b>	<b>3</b>
Mission Statement.....	3
Activities.....	3
<b>Architectural Review Committee.....</b>	<b>4</b>
Mission Statement.....	4
Draft Outline for Architectural Guidelines Version 1.1.....	4
Mission Statement.....	4
Developers Concept.....	4
Guidelines.....	4
Lot improvements under consideration.....	4
Clarification of Rules.....	5
Application Forms and attachments.....	5
Duties of the Architectural Review Committee.....	5
<b>Budget Committee.....</b>	<b>6</b>
Mission Statement.....	6
Activities.....	6
<b>Clubhouse/ Pool Committee.....</b>	<b>7</b>
Mission Statement.....	7
Recommendations.....	7
<b>Health and Safety Committee .....</b>	<b>8</b>
Mission Statement .....	8
Activity.....	8
<b>Maintenance Committee</b>	
<b>Buildings, Grounds &amp; Utilities.....</b>	<b>9</b>
Mission Statement.....	9
Areas of Responsibility.....	9
Repairs Currently Required.....	9
Perpetual Maintenance Items.....	10
Completion of Existing Improvements.....	10
Summary.....	11
<b>Rental Committee.....</b>	<b>12</b>
Mission Statement.....	12
Activity.....	12
<b>Workamper Committee.....</b>	<b>13</b>
Mission Statement.....	13
Activity.....	13

Florida Grande POA Committee Directory  
Activities and Volunteer Committee

---

## Activities and Volunteer Committee

### Chair

Sandy Gallup.....[sgallup@floridagrande.com](mailto:sgallup@floridagrande.com).....941-661-6240.....Lot 316

### Members

Marty Whitney.....[rv.whitney@gmail.com](mailto:rv.whitney@gmail.com).....904-294-2052.....Lot 7  
Carol Yount.....[ontheroad2@post.com](mailto:ontheroad2@post.com).....814-450-7860.....Lot 253  
Lynn Callaghan.....[lcallag205@live.com](mailto:lcallag205@live.com).....954-610-8558.....Lot 30  
Cheri McCullouch.....[jdsowhat@aol.com](mailto:jdsowhat@aol.com).....517-449-5757.....Lot 300  
Flora McPhearson.....[jmcphear@peoplepc.com](mailto:jmcphear@peoplepc.com).....586-202-0909.....Lot 33  
Diane Drinkwater.....[dddink@aol.com](mailto:dddink@aol.com).....419-503-5983.....Lot 8  
Alyne Fulton.....[alefulton@yahoo.com](mailto:alefulton@yahoo.com).....904-553-4326.....Lot 475  
Lexa Comstock.....[comstockkldc@gmail.com](mailto:comstockkldc@gmail.com).....301-346-6545.....Lot 53  
Faye McCormick.....[grandesuiteinc@aol.com](mailto:grandesuiteinc@aol.com).....256-679-0870.....Lot 310  
Roz Simpson.....[roznroy@aol.com](mailto:roznroy@aol.com).....240-626-8058.....Lot 275

### ***Mission Statement***

Support the Activities Director in bringing Florida Grande residents activities, events, and entertainment opportunities selected to enhance their experience at the resort by means of:

- Developing, distributing, reviewing and summarizing evaluative instruments to be used in future planning;
- Developing guidelines and a written agreement for Volunteer Coordinators and Activities Director;
- Assisting in the review and selection of entertainment;
- Scheduling holiday celebrations;
- Holding monthly meetings with the Activities Directors;
- Suggesting and soliciting input for future activities, celebrations, and events.
- Other activities as deemed appropriate.

The Volunteer Committee is a subcommittee of the Activities Committee providing support by soliciting, recruiting and scheduling volunteers to perform such duties that will enhance the execution and running of designated activities, celebrations, and events.

### ***Activities***

None reported

Florida Grande POA Committee Directory  
Architectural Review Committee

---

## Architectural Review Committee

### Chair

Marian Harrison.....[maz@peterandmarian.com](mailto:maz@peterandmarian.com).....260-413-9284.....Lot 295

### Members

Bruce Couter.....[lighthousega@yahoo.com](mailto:lighthousega@yahoo.com).....706-968-1136.....Lot 59

Pat Branigan.....[pat\\_branigan@yahoo.com](mailto:pat_branigan@yahoo.com).....931-456-8173.....Lot 341

### ***Mission Statement:***

The role of the Architectural Review Committee is to reconcile the external visual aesthetics of each owner's desired lot options both with the rules and spirit of the C.C.&R's and their harmony with the concept of Florida Grande Motor Coach Resort, a Class "A" Motor Coach Resort.

### ***Draft Outline for Architectural Guidelines Version 1.1***

#### **Mission Statement**

The role of the Architectural Review Committee is to reconcile the external visual aesthetics of each owner's desired lot options both with the rules and spirit of the C.C.&R's and their harmony with the concept of Florida Grande Motor Coach Resort, a Class "A" Motor Coach Resort.

#### **Developers Concept**

The developer wishes to provide for the preservation protection and maintenance of the appearance, values and amenities of the Florida Grande Motor Coach Resort (FGMCR). The developer declares that all of the properties shall be held, leased, sold and conveyed subject to the C,C,&R's which are in place for the purpose of protecting the value and desirability of those properties.

#### **Guidelines**

The Architectural Review Committee (ARC) will develop guidelines for lot owners to follow when submitting a request for a lot improvement. Guidelines will address: procedures for filing applications; permits if required; instructions for detailed plans both written and drawn; owners responsibilities; time lines from start to completion; compliance with C,C,&R's; easements; use of licensed contractors; outside work hours rules; owners responsibility with regard to any damage to infrastructure of FGMCR; site inspection before, during and on completion of project.

#### **Lot improvements under consideration**

At this time the Architectural Review Committee shall consider the following lot improvements to be allowed to lot owners. The guidelines will specify style, materials, trees and plantings. The guidelines will be developed in accordance with the C,C,&R's and will not detract from the developer's concept for FGMCR.

- Landscaping

## Florida Grande POA Committee Directory Architectural Review Committee

- Patio option for lot owners
- Sealer/stamping/pavers for motor home pad
- Outdoor Kitchen
- Permanent Outdoor grill
- Fixed seating benches

### **Clarification of Rules**

The ARC will clarify rules pertaining to flag pole specification and location on lot, placement of free standing flower pots and antennas.

### **Application Forms and attachments.**

The ARC will develop forms to be used by lot owners if they wish to apply for lot modification. A form will be required for each and any of the lot improvements offered together with a site plan and list of materials.

### **Duties of the Architectural Review Committee**

- The Architectural Review Committee will review each application for lot improvement and forward same to the POA with their recommendations. On receipt of POA approval or denial, the result will be forwarded to the lot owner by the Architectural Review Committee.
- The ARC will develop a procedure for inspection of any approved lot improvement which shall include the beginning of a project, middle of project and completion of project.
- The ARC shall impose a time frame for completion of project. Failure to comply with the time frame may result in a fine.
- The ARC shall develop a procedure for filing complaints for review and action by the POA as well as a process for handling any complaint in the absence of any POA committee members on site at FGMCR.

Florida Grande POA Committee Directory  
Budget Committee

---

## Budget Committee

### Chair

Cris Bootle.....[tkcgbootle@earthlink.net](mailto:tkcgbootle@earthlink.net).....856-404-0074.....Lot 323

### Members

Jerry Amann.....[wellsreal@yahoo.com](mailto:wellsreal@yahoo.com).....843-422-2777.....Lot 458

Larry Cook.....[larrysandracook@yahoo.com](mailto:larrysandracook@yahoo.com).....276-766-3569.....Lot 45

Gerald McCormick.....[grandesuiteinc@aol.com](mailto:grandesuiteinc@aol.com).....256-426-3402.....Lot 310

### ***Mission Statement.***

Formulate and maintain Florida Grande Motor Coach Resort Property Owners Association annual budget using previous year's expenses, projected income and financial input from other committees.

Cris Bootle

Chair

### ***Activities***

None reported. POA Budget for 2011 is in preparation.

---

## Clubhouse/ Pool Committee

### Chair

Jim Moran.....[nothingbut.moran@gmail.com](mailto:nothingbut.moran@gmail.com)...908-581-3777.....Lot 293

### Members

Nancy Moran.....[nothingbut.moran@gmail.com](mailto:nothingbut.moran@gmail.com)...908-581-3777.....Lot 293

### ***Mission Statement***

To coordinate the best usage of the Clubhouse and pool for all events and activities for resort residents. This would include hours of operation for the Clubhouse, pool, equipment usage and interior maintenance. The Clubhouse committee should not be responsible for budgeting.

### ***Recommendations***

Pool rules should be followed as they now stand.

Purchase rockers for the porches, chaise lounges for the pool.

In the committee's view the Clubhouse should not be rented at any time due to possible security problems with the rest of the resort. In the event that rental is approved, the following guidelines should be rigidly adhered to:

- Rented in off season only, June 1 — Sept. 30.
- Provide proof of liability insurance.
- The renter would supply all materials needed for their event.
- No alcohol sales or consumption
- Use of main room, bathrooms, kitchen for warming and catering only.
- Pool is off limits.
- Non refundable cash deposit for clean up in accordance with posted guidelines.
- Collect all garbage and deposit in dumpsters

Jim and Nancy Moran

Florida Grande POA Committee Directory  
Health and Safety Committee

---

## Health and Safety Committee

### Chair

Vacant

### Members

Gail Ring.....	<a href="mailto:Bonniearing@aol.com">Bonniearing@aol.com</a> .....	908-451-4495.....	Lot 58
Evon Glasgow.....	<a href="mailto:mglasgow@earthlink.net">mglasgow@earthlink.net</a> .....	540-588-4131.....	Lot 301
Joan Imhoff.....	<a href="mailto:cri120539@gmail.com">cri120539@gmail.com</a> .....	585-320-4008.....	Lot 146
Joyce Blake.....	<a href="mailto:bojoy43@centurylink.net">bojoy43@centurylink.net</a> .....	352-245-8887.....	Lot 247
Jo Morton.....	<a href="mailto:mortonjo@ymail.com">mortonjo@ymail.com</a> .....	203-233-0741.....	Lot 10
Jessie McPhearson .....	<a href="mailto:jmcphear@peoplepc.com">jmcphear@peoplepc.com</a> .....	586-801-9036.....	Lot 33

### ***Mission Statement***

To ensure the health and safety of the residents of Florida Motor Coach Resort by providing:

- Guidelines and procedures to identify needed equipment and the necessary training to use said equipment,
- Establish guidelines for health related emergencies
- Establish and implement weather related guidelines
- Establish fire safety rules and emergency procedures.
- General resort safety rules.

### ***Activity***

Request submitted for the acquisition of an AED (automatic Electronic Defibrillator) to be kept in the Clubhouse



---

## Maintenance Committee Buildings, Grounds & Utilities

### Chair

Dave Drinkwater.....[dddink@aol.com](mailto:dddink@aol.com).....419-602-0280.....Lot 8

### Members

Walter Fulton.....[alefulton@yahoo.com](mailto:alefulton@yahoo.com).....904-553-4323.....Lot 475  
Michael Hollimon.....[mhacnrvp@hotmail.com](mailto:mhacnrvp@hotmail.com).....216-407-7019.....Lot 37  
James Moysey.....[moysey@earthlink.net](mailto:moysey@earthlink.net).....352-397-9390.....Lot 54  
Robert Ring, Recorder. [rjring@aol.com](mailto:rjring@aol.com).....908-482-0183.....Lot 58  
Laylon Wilson.....[laylonwilson@yahoo.com](mailto:laylonwilson@yahoo.com).....864-554-4904.....Lot 50  
Jeremy Ausley.....[oztab@aol.com](mailto:oztab@aol.com).....352-544-9912.....Lot 9

### ***Mission Statement***

To ensure that all buildings, grounds and utilities are properly maintained in an efficient and effective manner, give counsel on any recurring problems and advise of future needs and to work with the Property Owners Association and management to achieve the goal of being a premier resort.

### ***Areas of Responsibility***

- Plumbing
- Electrical
- Heating & air conditioning
- Fire protection systems
- Painting
- Gates
- Pools
- Irrigation system
- Waste disposal
- Landscaping
- Water plant
- Sewer plant
- Lift stations
- Spray field
- Security systems
- Future tennis courts
- Future shuffleboard courts
- Future outdoor storage area

### ***Repairs Currently Required***

- **Pool deck** needs repair and/or replacement of bad sections. Some areas are a trip hazard. **Safety Issue**

## Florida Grande POA Committee Directory Maintenance Committee Buildings, Grounds & Utilities

- **Portico roof** gutters run onto roof of front veranda and gutters and leaders cannot handle volume of water and thus overflow.
- **Washout areas** need to be corrected where the drains from the clubhouse roof and pool area see daylight at the lake.
- **Gutters** all around building are bent and collapsing.
- **Fence** around the water pressure tank and west well requires re-erecting – **Safety Issue**
- **Street signs** and stop signs need to be straightened up.
- **Painting.** Fire hydrants need painting.

### ***Perpetual Maintenance Items***

**Heating & Air Conditioning.** Set up a contract with an HVAC vendor for twice yearly inspection and maintenance of filters, belts, condensate drains and controls.

**Fire Protection Systems.** Maintain compliance with state and local codes and insurance requirements.

**Security.** Maintain controls and lubrication of gates.

**Water Plant.** Inspect daily, maintain and repair as indicated.

**Sewer Lift Stations.** Inspect daily, maintain and repair as indicated.

**Waste Treatment Plant.** Inspect daily, maintain and repair as indicated.

**Effluent Spray Field.** Inspect weekly, maintain and repair as indicated.

**Landscape Maintenance.** Work is being let to an outside contractor. However, during the bankruptcy period some area were allowed to deteriorate, especially unsold lots. As a result, additional effort may be required in the following areas to recover from this.:

- Reseeding of lawns as needed.
- Cutting of lawns and hedges.
- Fertilizing of lawns, plants and trees.
- Weeding of lawns and beds.
- Insect control of lawns and beds.
- Edging and mulching of beds.

### ***Completion of Existing Improvements***

**Plumbing.** Provision of water softener for clubhouse.

**Additional Clubhouse Parking.** With approximately 120 coaches in the resort last January the Clubhouse parking lot was filled to overflowing during popular events, with numerous vehicles parked on empty RV pads in the vicinity. As lots are sold and the resort fills up, this situation will

Florida Grande POA Committee Directory  
Maintenance Committee Buildings, Grounds & Utilities

become untenable. Additional parking has been discussed in the areas originally intended for the Laundry and Post Office buildings.

**Electrical.** Installation of lighting for the Clubhouse parking lot(s).

Installation of swimming pool lighting.

A cost benefit analysis will be conducted to determine whether exterior lighting should be initiated by photo cell and terminated by time clock.

**Irrigation System.** Completion of the irrigation system for main driveway and areas of phase one.

**Swimming Pool.** A cost benefit analysis will be conducted to determine the merit of installing a solar cover.

**Water Plant.** Complete the installation and commissioning of iron filtration equipment.

Procure and install an appropriate air compressor for the hydrostatic tank.

**Trailer and Boat Storage,** Ground space has to be identified and allocated for towed equipment not permitted to be stored on lots. Other considerations include whether this is to be open storage, screened, fenced or fenced and lighted.

**Yard Waste Disposal.** Ground space has to be identified and allocated for the disposal of yard waste.

### **Summary**

While the above lists include most of the significant and/or urgent items, they are not exhaustive. As our experience with the plant and equipment grows it is likely that other perpetual maintenance items will be identified and, of course, repairs can never be accurately predicted. Despite these limitations, the above fairly represents the current state of the grounds, buildings and equipments of the resort.

Florida Grande POA Committee Directory  
Rental Committee

---

## Rental Committee

### Chair

Jake Morton.....[mortonjo@ymail.com](mailto:mortonjo@ymail.com).....203-233-0741.....Lot 10

### Members

Earl Muir.....[smokymtcabins@yahoo.com](mailto:smokymtcabins@yahoo.com)....937-726-1162.....Lot 290

### ***Mission Statement***

None received.

NOTE: Rental activity is being managed currently by Bella Terra Realty Holdings and a computer program is being readied to facilitate this.

### ***Activity***

None submitted

Florida Grande POA Committee Directory  
Workamper Committee

---

## Workamper Committee

### Chair

Marsha Robbins.....[tmrobbins5@verizon.net](mailto:tmrobbins5@verizon.net).....413-655-8253.....Lot 335

### Members

Dianne Tebon.....[dammitdiane@yahoo.com](mailto:dammitdiane@yahoo.com).....920-559-2281.....Lot 32

### **Mission Statement**

- To annually evaluate the need of continuing the program and determine the number of people needed and the specific skills that could be re-utilized.
- Create and update a contract between Florida Grande and the workampers. The items to be included would be length of term contract, hours to be worked in exchange of dollar value. The specific duties expected of the person or couple in this contract.
- The need of each workamper to be covered by insurance.
- There should be a discussion of the conditions under which this contract could be broken and or a dismissal or cancellation of contract.
- An open discussion between workamper, the agent supervising and or the members of the workamper POA agents.
- An annual review of the contract and any additions, deletions or needs to be addressed.

Marsha Robbins

Dianne Tebon

### **Activity**

None Submitted