



Board of Directors

Lorena Lemus (2019 – 2022) – President
Mark Schieber (2020 – 2023) – Vice President
Charlie Weeks (2021 – 2024) – Secretary
John Watkins (2020 – 2023) – Treasurer
Brenda Critzer (2021 – 2024) – Management
Charles Nunes (2019 – 2022) – Maintenance

Tom Barcellos (2021 – 2024) – Collections
Joyce Aldrich (2020 – 2023) – Park Use & Public Relations
Fernando Da Silva (2019 – 2022) – Rules and Regulations

Members Present – 25

Meeting called to order at 9:00 am by Lorena Lemus.

Flag salute led by Linda Blanco (Locker 213).

Lorena Lemus asked for a moment of silence to observe the recent passing of Glennita “Nink” Miles (Locker 82) and Joe Rocha (Locker 797).

Charlie Weeks made a motion to approve the minutes of the January 8, 2022 meeting, seconded by John Watkins.

Correspondence – Joyce Aldrich

Correspondence has been a little slim because we are at that time of year when less people are getting out and about, with work and school being more pressing than vacation. I received a comment about the higher costs of the laundry room, which is paying for nicer machines and also deterring frequent use from people outside the Park. As a reminder, after construction is finished the guest survey will be overhauled and updated to include the new facilities.

January 2022 Guest Survey Comments: *Please refer to the attached comments at the end of this document.*

President’s Address

1. Please turn off all cell phones.
2. This meeting is restricted to members only.
3. This is a volunteer Board. No one is paid for their time. Board members are reimbursed for out-of-pocket expenses.
4. Discussion of issues can become heated and emotional, but everyone deserves to be treated with dignity and respect.
5. All meetings of the Board are open to any members of the Association. Members who are not on the Board may not participate in any deliberations or discussions unless expressly so authorized by a quorum of the Board of Directors.
6. Members may participate in the meeting during the Member’s Comments section of the agenda.
7. Questions, comments or suggestions will be referred to a Board member, as appropriate or taken into consideration by the Board for research, review and discussion, and placed on next month’s agenda.
8. Holiday RV Park’s meetings and procedures are governed by our bylaws, CC&Rs and rules adopted by the Board.

Committee Reports

Financial Report – John Watkins

Park Accounts	Balance (1/31/22)	Monthly Comparison	Jan 2022	Jan 2021	Difference	% Change
Mechanics Bank–Operating	\$78,977.73	Income	\$157,549.61	\$145,144.86	\$12,404.75	8%
Mech. – Laundry	\$17,500.62	Expense	\$80,225.41	\$75,297.65	\$4,410.27	6%
Mech. – Dues	\$84,193.75	Net Income	\$77,324.20	\$69,329.72	\$7,994.48	11%
Mech. – Emergency Reserves	\$52,005.73					
Mech. – CIM Reserves	\$134,412.71					
Morgan Stanley Dean Witter	\$25,089.87					

I'm happy to report that our financials are in extremely good shape. There is right around \$400,000 spread across our accounts, and that is with construction almost completed. Revenues for January increased nicely over 2021, and our numbers were up year over year.

John Watkins made a motion to pay the bills and payroll, transfer \$40,000 from the dues account to the CIM reserve account, and pay the second installment of property taxes for \$42,684, seconded by Charles Nunes.

Management – Brenda Critzer

I was on vacation for about a month, so it feels great to be back in the Park! During my absence, I was contacted by a member with a concern that there was a trailer with dog waste behind it. She said that Julie was contacted, but she did not receive a notification. I can say that there is a process to which guest issues are dealt with, and management will proceed in the manner which the Board instructs. So, if you come to me as a Board member with a concern like site cleanliness, I am going to first speak with Julie and find out what the situation is. While I appreciate the communication, it's best to make sure Julie is aware of any issues before speaking with me.

Collections – Tom Barcellos

There are currently \$19,248 in outstanding assessment dues, of which \$1,617 is past due from delinquent members. The rest of that amount is from the first half of the 2022 dues, which are not considered late as of today. There is another shareholder that has a balance owed which is very late and warrants a foreclosure notice.

Park Use – Joyce Aldrich

The Park's occupancy for January was amazingly high considering we are under construction, and COVID remains an ongoing problem. 80% of sites were rented last month, compared to 81% in January 2021.

Park Maintenance – Charles Nunes

The beautiful weather this month has made it perfect for weeds to grow everywhere, so the maintenance staff has been busy with landscaping duties. The crew is also painting various curbs and roadway details around the Park. Luke had to climb up on the roof of the laundry room to clean lint that was building up on the tiles.

As you may have noticed, the pathway leading up to the laundromat was repaved, for reasons of ADA compliance. The facilities should be opening again shortly, thank you for your patience. Unfortunately, the front door was previously damaged some years back and doesn't open smoothly. We'll need to bid out for a replacement soon. Likewise, the other doors on the building do not open, but the Board will look at options for getting those usable again.

It has been questioned before why members are not allowed to work on Park construction projects like repaving roadways, as they had been allowed to in years prior. The Board feels that Park construction should be completed by professionals, folks that can stand by their work and repair it if there is a problem. Overall, it's less of a liability and definitely not a conflict of interest.

Rules and Regulations – Fernando Da Silva

Please be aware of your surroundings while driving through the Park and be mindful of the speed limit (5mph). As it gets busier in Pismo, we'll start to see more families with kids staying here.

Public Relations – Joyce Aldrich

If you can, please share a kind word about the Park to any friends or neighbors that are looking for a nice place to stay in Pismo Beach.

Manager's Report – Julie Hill

Assessment dues are due February 1st, if a member has not paid their dues by March 1st, all reservation privileges are suspended until those are paid in full. After April 1st, a late fee is added and a notice will be issued.

The office staff has revised the packet of information that we provide to new members with some additional documents and took the time to bind it together nicely in a booklet.

Reportable Actions – Charlie Weeks

None.

Old Business

1. Construction Improvement Committee – Tom Barcellos & John Watkins

Comment from Tom Barcellos – While we hoped to have construction completed back in September or October last year, we can see that plans changed. Of course, there is a global supply shortage affecting any industry importing products from overseas. Likewise, there is a shortage of truck drivers to move goods once they finally come off of shipping containers. These are real problems, and they affect us too.

Asphalt will be poured in around the clubhouse and restroom buildings next week to all the areas that were cut out. I think that will make a noticeable difference in the aesthetic and give the project that closer to reality look.

There is still work to be done on the spa, which is handled by a separate company. Robertson Builders is pressing them hard to get everything finished soon so the pool deck area can be cemented and usable.

I think there is a great chance that sometime next month, around the middle of March, that everything will be ready to be inspected and signed-off on. I would love to have a brief open house before the annual meeting next month. While we wouldn't be able to use it by a matter of days, I think everyone would appreciate the opportunity to see what it looks like.

Lastly, we'll get the restroom and shower trailers sold and transported off-site. At that point, construction will officially be completed and all sites should be available to rent.

Comment from John Watkins – I think it was a great idea of the Board to invest in purchasing the restroom and shower trailers before the project started. Now we are in an excellent position to sell those units to firefighters or a construction company. It's going to be paid off in spades, and we did not waste our hard-earned money in rental fees.

2. Transformers – Julie Hill

Nothing to report.

3. Annual Meeting Planning – Joyce Aldrich

Everyone received their annual mailing last month, which included the information for the annual meeting. It will be held once again at the Moose Lodge here in Pismo and transportation will be provided. Lunch will follow; tickets are \$15 and also include entry for a series of door prizes.

Comment from Kim McKenzie (Locker 107) – There is a rumor that the menu is pizza, which has *never* been done before in the last 11 years. What is menu?

Well, the menu is pizza, and that may be a good thing because it *hasn't* been served at a Park event in a long time. I think Brenda would like to chime in on this.

Comment from Brenda Critzer – Yes, we are having pizza, but it's not from Little Cesar's. We'll have great pizza from a nice Italian restaurant and there will be some excellent sides to go along with it. Keep in mind that there is no Beach Social Club or any organization of Park members that can help out with cooking, serving and cleaning. We are also still under construction and paying bills this year so the Board made a conscious decision to keep catering costs lower than normal.

4. Site Map / Guest Guide – Julie Hill

We are working with an advertising company called AGS on some new welcome guides to provide for guests when they check-in. So far, the business of selling ad space is complete, a mock-up is finished and we'll have a printed draft will be ready soon. In fact, we sold more ads than needed so there is a credit that we can use to buy new promotional materials like rugs with our current Park logo. We will gladly refer these advertising partners in the office and on our social media pages from time to time, since they were kind enough to help pay for these booklets!

New Business

1. Lift Station Control Panel – Charles Nunes

The lift station at the restroom area was serviced this week, and it was noted that the control panel on the lift has weathered to a point where corrosion has set in. It was recommended that we consider replacing it sometime this year. The Board will return with a price on replacement at a later date.

2. Flood Insurance – Julie Hill

Brenda and I had a meeting with our insurance agent a few months ago, who brought up the need for Holiday to have separate flood and earthquake policies. Our current coverage does not include these items since they are so specialized to our area. I finally got a quote on the flood insurance portion, and I have provided it for the Board to review and research. We'll revisit the topic in April, after the annual meeting.

3. Board Candidate Introductions – Charlie Weeks

With the election approaching next month, I would like to remind everyone, as the Chairman of Elections, to please submit your ballots by March 11th. We need 438 total ballots, so let's make it happen! Joyce will assist me with inspecting and tabulating the ballots before the annual meeting, along with Julie, the office staff and other volunteers. It's a lot of work but we'll make sure to get the results to everyone at the annual meeting. I see there are a few folks in attendance that are running for the Board; please step on up and introduce yourselves!

Talley Snow (Locker 703), George Lemus (Locker 809), Jerrold Bodine (Locker 290) and Charles Nunes (Locker 257) introduced themselves to the audience and gave brief remarks.

Member's Comments

Talley Snow (Locker 703) – I wanted to address a few things that I have asked about for the last 5 to 7 months at Board meetings, that have not been answered. The current bylaws were last amended in March 2018, including term limits. Why were the complete bylaws edited? If you take the older copies of the bylaws and compare them to the current ones online, there were things changed. Was that approved? Is it fair to say that the only approved change, by the owners, in March 2018 was adding term limits for the Board?

Response from Lorena Lemus – We will have to research that and get an answer to you later.

Unfortunately, I brought this up in June last year and I was told that “the bylaws cannot be changed. Duly noted, we’ll research this matter.” Nothing has been done.

Response from Lorena Lemus – The Board has other priorities –

– We are priority. We are all owners of this Park. We have CC&Rs and bylaws to follow. We do, and you do as a Board. You cannot change them without the approval of the owners, you can’t!

It was also stated in the June 2021 meeting that use of Zoom for broadcasting meetings would resume in the Fall, and that hasn’t happened.

Response from Lorena Lemus – They are going to resume after construction, as previously stated. Do you go back and read through all the minutes?

If you pull up the minutes from the June 2021 meeting, Julie stated that Zoom meetings would resume in the Fall.

Response from Lorena Lemus – We’re not going to sit here and go through minutes from all the previous meetings. If you want to go through all of them, we are not going to respond –

– No, I am owed a response to the question I’ve asked!

Response from Lorena Lemus – You’re not entitled to anything.

I’m not entitled to anything. My next question is; in the July 2021 meeting –

Comment from Lorena Lemus – Talley, you coming up on your 2 minute mark –

There is no 2 minute mark in the CC&Rs nor the bylaws, so I am going to take Kim’s 2 minutes, I’ll take Don’s 2 minutes, I’ll take her 2 minutes; Come on. *I am the only one that will speak for these people! Everyone is upset! No, it’s not the end of the show!*

Okay, if we don’t want to go over old news, let’s go over new news. What I would like to know is people, who are not married couples, have multiple shares. No names need to be mentioned; it doesn’t matter. My question is, what do those people sign? After 9 months of someone living in an RV spot, without signing a lease agreement, a rental agreement, a storage agreement, they become residents of this Park, with extra protection from the State of California.

Response from Charles Nunes – No one should be a resident of this Park. They should have their own address.

Please look it up, after 9 months you become a resident, not a tenant. It gives you additional protection. Also, this person I’m speaking of happens to be on the Board. *Surprise!* The storage shed on said person’s Lot is not even fully within their space, it encroaches upon the site next door. This person also has cameras pointing down the street, so *everyone can be videoed*. This was also stated that it would not happen anymore; that if you had cameras on your RV they would only be allowed to point at your spot. This is not happening, and I know that I am not the only person to complain about it.

Response from Tom Barcellos – Talley, if you want transparency, as you've stated, please name the individual. Because –

– Mark Schieber! Mark Schieber and his girlfriend have multiple shares. Between 7 to 9 shares, I would have to go back and count to be 100% accurate. Because they are not married, we are finding a loophole to allow this. Any person that is married could not do this, so they are *living here for free!* They only pay for annual assessments. That doesn't cover the utilities, not to mention that he's breaking the Park's own rules! He doesn't lift his sewer hose off the ground, I've mentioned the shed, there is a guest survey comment from a person that stayed next to Mark and felt like he was "spying on their every move; really made my wife uncomfortable." Clearly, people are feeling violated by his cameras, and we continue to allow this?

I would like to know how long can a monthly tenant use their health as an excuse not to come to the Park? Is there a limit on that?

Response from Lorena Lemus – We'll have to research the question and –

– You guys don't ever answer that! That's half the problem! My question is, is there a limit on the amount of times that someone is able to be sick and not show up?!

Response from Fernando Da Silva – A couple things...and I understand everything that you just said, okay? All of us that have 42 days per share are allowed to use them. If Mark's not married, and he does not own more than 5 shares, then he gets to enjoy using 42 days per share like everyone else. I happen to have 3 shares myself, but never had the opportunity to use them all consecutively. Some of the items you mentioned have been addressed to Mark, including the shed and the cameras. If a monthly tenant cannot make their required 7 day stay per quarter at the Park, they must submit a request to the Board explaining the reasons why. As an example, last month the Board approved an exemption for 3 monthly tenants for failing to stay 7 days in the Park during the last quarter of 2021. If you happen to be a monthly and are ill on a long-term basis, can you ask the Board for an exemption? Yes. Is there a limit on the number of times that can be request? As far as I know, no. But there is a process that we follow, and it involves communicating with the Board.

Thank you for answering. I think it's a practical question to ask if someone is sick on a long-term basis. For example, I think 2 years absence from the Park is excessive.

Response from Fernando Da Silva – I think the monthly occupancy requirements would be a great topic of discussion for a new Board to consider. It's been a few years since the Park has been practicing this, maybe it's time to revisit the subject.

Thanks again, I do appreciate it.

Response from Tom Barcellos – While our decision was noted in the reportable actions of the previous months minutes because it was a topic discussed during executive session, it is worth mentioning to everyone here that the Board had to consider the fact that COVID remains an ongoing problem, and we try to be reasonable when considering each request on its own merits. Again, to be open, it was discussed about possibly limiting the amount of exemption requests to 1 per 6 quarters. That is not set in stone, and our final decision really depends on whether we continue to receive several exemption requests every quarter. We just don't know; things are taken on a case-by-case basis with as much compassion as possible.

I understand completely, and I do appreciate that as well.

I noticed in the annual mailing I received that a foreclosure income was listed in the financials of \$16,920.

Response from Tom Barcellos – That was received after auction of the share. Some of that is paid back out to the previous owner, but we recover our out-of-pocket expenses first. Things like legal fees and towing fees are legitimate costs that we incur.

I just checking. I'm aware of foreclosures and how they work, and I wanted to make sure that Holiday was not thinking that money was ours to keep.

Going back to those financial reports in the annual mailing, I noticed a holiday dinner expense of \$4,359. After hearing a Board member this morning talk about how expensive our annual meeting is, I just thought it would be fair to point out that we, as owners and members, *paid for a \$4,400 dinner*. I don't know about you, but I feel that is extremely excessive. I do think that the employees work very hard, as does the Board, but that is excessive. The employees also got Thanksgiving and Christmas bonuses on top of the \$4,400 dinner. To be quite frank, I think that was irresponsible and not doing what was for the best interest for the Park as a whole, financially speaking.

Again, referring to the financials, why is the mobile home rent listed as an income of \$6,600 for the year? That is way below market value for this area. I do understand that the manager's compensation is factored in that amount, that makes sense. But \$6,600 for a year?

Response from Tom Barcellos – You just answered your own question. Because in years back, the manger lived there for nothing.

Thank you for clarifying. I also noticed that prior to Julie living here, the mobile home was rented for \$20,000 per year.

Response from Tom Barcellos – Yes, during the interim years between managers living in the mobile home it was rented to outside parties that had no interest in the business here, at a market rate. After generating income for those years, the Board decided that future management's compensation would take rental rates into consideration.

Thank you for answering that; I'm sure that other people noticed it too.

I find it kind of funny, listening to the Board members talking about how great everything looks, or about how there are weeds growing and dog poop not being cleaned up. If you actually look at the bylaws, the reality is that this Park is in rough shape. There are structures that should not be up on a permanent basis, we have little fences for dogs up around the facility that we are not supposed to have. Of course we have weeds; that's not supposed to happen. Again, back to Mark Schieber, he has 2 storage units and a storage bench. That's not acceptable; it's 52 cu/ft per storage unit and a maximum of 2 units. A bench is a storage unit if it opens and can store something.

I will leave you with this. I would like to know, when the ballots are brought in, why are they being kept on top of the ballot box? That is not how a ballot box works; ballots should go inside the box.

Response from Julie Hill – I may have explained this last month, but I'll go over it again. As ballots come in, we receive stacks of them when the mail is delivered, usually between 4:00 – 5:00 pm. That is our end of day, and there are many other things that the office staff must do to prepare for closing the business, and readying things for the next morning. Checking a stack of ballots to make sure the Locker numbers are correct is not a priority; it can wait until the following day. Helping our guests while they check-in and closing out the day are my staff's top priority. Ballots are placed on top of the ballot box after the daily mail is separated; they are not going anywhere, and it can wait until the next morning after our regular business is taken care of. As a reminder, we check the outer envelope only to verify the correct Locker number is assigned to a member's ballot and check that off as being received on a simple checklist with only Locker numbers and dates received. I can see at least 5 people here today that did not write their correct Locker number on their ballot, so this step is necessary to make sure everyone's vote is counted. One of duties as Secretary of Elections is to verify that ballots are labeled correctly.

I wanted to ask about the annual audit reports. Are they completed, and have the 2020 taxes been filed?

Response from John Watkins – The taxes have been filed.

When were they filed? Because 90 days after that a copy is supposed to be mailed to us.

Response from John Watkins – Last month. A copy should be available in the office for inspection.

Per the bylaws and CC&Rs, they are supposed to be mailed out. So, we have 90 days for that to happen. I now understand that it is available in the front office, thank you.

Response from Lorena Lemus – Are you almost done? Because –

– Yes, I have two more items. The fidelity bond that we don't have. It states, per the bylaws and CC&Rs, that employees and Board members need to be bonded. I understand that it has been stated previously that, per our insurance agent, it is not needed because the Park's insurance coverage is so great, but if that's the case the bylaws and CC&Rs should be amended to reflect that. Having better coverage is just an opinion.

Back to handling cash, I read that the Treasurer is the only person that is supposed to be making bank deposits. Does that happen? Who handles the Venmo deposits?

Response from John Watkins – I am aware of the money being deposited by Park management every week, as is the rest of the Board. I live in Bakersfield, so I'm not making the deposits. We don't want to have member's money laying around –

– We *do* have member's money laying around.

Response from John Watkins – Let me finish! I live in Bakersfield. The Park manager is designated to make deposits. I review them; the Board receives those reports as well.

Are you aware of the what the bylaws and CC&Rs state?

Response from John Watkins – I am, but we cannot do that, unless you want things to operate how they did before. I've learned that previous management had \$35,000 laying around the floors of that office because it wasn't being deposited. I was not Treasurer at that time.

John, I'm not questioning your integrity, so please don't take these comments to heart. I am just simply pointing out that we're not following the bylaws and CC&Rs.

Response from John Watkins – Perhaps those are archaic. Maybe we need a total remake, but you know what? We'll never get 66% of people to vote on it! We have to live with the best business practices we can do, to maintain the integrity of the Park and protect the members' interest. That is what this Board is doing, and I hope future Boards continue to do so.

But, we are obligated as a corporation to follow our CC&Rs and bylaws. It's the "law" of the Park. That is something that needs to be addressed. I live in Arizona, so I couldn't make every deposit. The person that's the Treasurer should be local, or the CC&Rs and bylaws should be amended.

Response from Fernando Da Silva – I follow what you're saying, but every law written is open to interpretation. The duty of Board members is to supervise their billet. I understand your point, but for every rule in the bylaws and CC&Rs to be "followed to a T," it would mean that Board members would have to live here or visit the Park every other day. By direction of the President of the Board, we can instruct the Park manager to assist us in fulfilling our billet. If we have a safe, lockboxes, deposit bags and we're going to the bank, then the Board is doing the best we can do, within interpretation, to make sure the business runs. In your profession, no one does exactly what the law says. The goal is to hit that 100%, but keep in mind that a cop does not always give you a ticket when he pulls you over. Discretion is often used, right? This Board uses discretion to work within the directives we have. I've been on the Board for 8 years, served twice as Treasurer, but I have never driven from Visalia to Pismo just to make a deposit, sorry to say. But if the system in place was as secured as it could be, it runs a business and pays our bills. Could we do better? Of course we could, and I'm gratified that 7 people were willing to nominate themselves this year to give it a shot and see if they can do better than I could. To your comment about the holiday dinner, I totally respect your opinion, but I think that a business with a 1.2 million dollar annual revenue

can affordably spend \$4,400 to take care of their employees and Board; it's not a bad deal. Again, open to interpretation. In my opinion, it's incredible that we are sustaining a million dollar business in the wake of COVID, shutdowns, construction, etc. I would love for you to get a chance to serve on the Board and attempt to change the bylaws and CC&Rs, or revise the occupancy rules for monthly tenants. I think that you would do a great job at it, God-willing you are elected.

Well, thank you. Back to my point, while I understand that rules are left to interpretation, it does go into more detail on how that should be interpreted, and I don't believe that the Board has the power to change that without a vote. But that's neither here nor there.

Final question. Is there a prepayment penalty on the construction loan?

Response from Tom Barcellos – No, we've already met any prepayment requirements. If you can get a better deal, then go get it, honey.

In that case, given conversations I've had with other owners, I would like to ask a question to the audience. If you have the kind of money that the Park needed to borrow, why were you not asked to loan it?

Response from Tom Barcellos – I don't think you were present at the time, but I've put the offer to invest on the table at meetings before and not a single person came forward. Several other Board members reached out to members they know and it was met with the same response.

I just find it odd that the loan interest rate was always quoted at 3 – 5% until everything fell through with the title company and a private lender was utilized instead. We're paying way more than that in interest.

Response from Tom Barcellos – Yes, that was the approved interest rate by the bank. However, it fell through because a title company needed to verify ownership of all 875 deeds for a fee of \$250 per share, a prohibitively expensive process that would have been halted completely by a single deed with a deceased owner. It could not happen, so the Board went with the sole option left. I will add, again, that we have met any prepayment interest requirement.

Response from John Watkins – There was a time when several Board members were willing to pool their resources and loan the money themselves because the situation was getting dire. However, it was decided that the uncertainty of finding a private lender outside of the Association was more acceptable than the negative perception that the Board would have received from other members for loaning the money themselves. We were very lucky to get what we got.

Absolutely. Hard money is not easy to come by. I think the 11% percent interest rate is what we're having issues about.

Teena Griffith (Locker 15) – I have a question for Julie. I asked you the pool construction, where we had the gate and the stairway in the way. Can you tell the Board what you told me?

Response from Julie Hill – Yes. Because I was in a hurry to meet with the contractors, I said "I don't know. We'll probably just leave the fence up and never take it down."

Well, everyone says, "ask Julie, ask Julie," and that's the kind of answer you get. Going back to the dog poop that was reported earlier, I can state that several large piles of waste were behind a cancer patient's trailer. I tried twice to report it and received no response, so I had to stop Luke and ask him to finally clean it up. Otherwise, I would have reported it to the health department because that is ridiculous.

Board Member's Comments

Tom Barcellos (Locker 364) – I would like to acknowledge Lorena and Fernando for all their hard work on the Board. They won't be running for reelection, and I think it is well-deserved to take a moment and appreciate how much time they've both spent in the effort to improve the Park.

Charles Nunes made a motion to adjourn to executive session, seconded by John Watkins.

All Motions

John Watkins made a motion to approve the minutes of the December 11, 2021 meeting, seconded by Charles Nunes.

Roll Call: Tom Barcellos, Brenda Critzer, Lorena Lemus, Charles Nunes, Mark Schieber, John Watkins and Charlie Weeks voted yes. Joyce Aldrich and Fernando Da Silva abstained. Motion carried.

John Watkins made a motion to pay the bills and payroll, transfer \$40,000 from the dues account to the CIM reserve account, and pay the second installment of property taxes for \$42,684, seconded by Charles Nunes.

Roll Call: Joyce Aldrich, Tom Barcellos, Brenda Critzer, Fernando Da Silva, Lorena Lemus, Charles Nunes, Mark Schieber, John Watkins and Charlie Weeks voted yes.

Charles Nunes made a motion to adjourn to executive session, seconded by John Watkins.

Meeting adjourned at 10:25 am.

Respectfully Submitted,

Charlie Weeks

Board of Directors – Secretary

Cc

Aaron Cartwright

Senior Reservation Agent

Guest Survey Comments from January 2022:

- “I felt safer with a security guard at night by the office in his cart..”
- “Place was under construction, pool /spa...first time staying here the permanent locals were extremely nice greeting us with New Year’s Eve treats! We stayed in our 40-foot RV and was next to the maintenance which was ok?? But overall the space we were in was roomier than some of the other trailer spots!!! The check in staff was pleasant and informative! Would stay again since it’s walking distance to the beach and local restaurants and shops 😊”
- “We feel at home staying at the Holiday RV Park.”
- “When is the construction going to end??”
- “Keep up the good work and get construction completed 😊 Thanks Much Kids”
- “It’s always great place to stay.”
- “Noticed a couple of dogs not on a leash. The construction area could be a bit cleaner.”
- “Spots are way too small.”
- “Only request would be for the woman’s restroom and showers to be cleaned more. Both times I went to the showers there was hair in the drains, dirt and grime and just not the clean feeling. The restrooms were ok too. Could be cleaned more often. A lot of dirt built up.”
- “Units are too close. Sitting outside you are too close to the next person's sewer line. Are the showers, bathroom and pool area ever going to be completed?”
- “Very happy with my stay and would like to purchase a share eventually. One thing I noticed is people drive fairly fast around the park. I know this concerned the group I was with also.”
- “This is our third time staying here and we will be coming here again soon. We love the staff and how helpful they are. Not one complaint. I can’t wait for the pool to be open.”