

Willow Run RV Condo Assn, Board of Directors Meeting

Notes: Saturday, May 16, 2026, 10:00am



Category	Item	Notes
Call to Order		
Pledge of Allegiance		
Roll Call	Officers called for attendance	Dave Filippello, Lisa Connell Ralph Smith - absent - Connie
Approval of Minutes	Approval of meeting minutes September	
President's Message Lisa Connell	Opening Statement Board Introductions Meeting Format Message about the President	<p>Opening Statement Board Introductions</p> <p>Connie Dymek - President Lisa Connell - Secretary Ralph Smith - Treasurer Dave Filippello - Maintenance</p> <p>Meeting Format As strange as it may sound, these meetings are really designed for owners to be present during the association board meeting. Anything that is voted on is a board vote. Confusion as when I first started coming I was saying yay or nay. If you have ever been to a school board meeting or a city council meeting, it's very similar. At the end there will be an open forum time where owners can ask questions and discuss concerns, but not during the proceedings of the regular meeting. It's a chance for the board and committees to report out, explain projects, and create transparency about what is happening in the park.</p> <p>Message about the President Lisa explained that President Connie Dymek had a fall and that would not be back in the park for a few weeks. She was in good spirits and said you will recognize her by her cervical collar. Many owners asked about helping with</p>

Willow Run RV Condo Assn, Board of Directors Meeting

Notes: Saturday, May 16, 2026, 10:00am

transportation, groceries, etc. when she returned.

Welcome

Excited about a new season with lots of new faces. Between the activity committee and other individuals in the park, they have really stepped things up with activities and opportunities. Highlight events next weekend! Weekly events are starting up. Keep an eye on the board, facebook, emails, and calendar on the Webpage.

Memorial Day Weekend

Fri - May 22 - Bingo (7:30)
Sat - May 23 - Pancake breakfast (8:00 - 10:00 am)
Sat - May 23 - Informational Meeting and Board Nominations (11:00 am)
Sat - May 23 - Entertainment - Cork N' Classics (6:30 - 9:30)
Sun - May 24 - Golf Cart Races (1:00 pm)
Sun - May 24 - Bake Sale - (1:00 - 3:00)
Sun - May 24 - Eve of Remembrance (7:00 pm)

Board Meeting and Election Events:

May 23 - Information & Board Nominations Meeting
May 27 - Board Candidates Bios due
June 6th - Meet the Candidates
June 20th - Annual Meeting/Elections

Willow Run RV Condo Assn, Board of Directors Meeting

Notes: Saturday, May 16, 2026, 10:00am

<p>Treasurer's Report Ralph Smith</p>	<p>Approval of 2026 Budget Oct. 8th Monthly/ Yearly Financials Water Savings</p>	<p>Approval of 2026 Budget Oct. 8th The approval of the 2026 budget was approved by the board on October 8th Monthly/ Yearly Financials Ralph reviewed all of the current finances and spending for the park. He explained the details of why the expenses will seem less at this point in the season as it is so early and some bills have not been paid. Water Savings Ralph shared the savings in the water spending in the off season that equaled in excess of \$7,000.</p>
<p>Secretary Report Lisa Connell</p>	<p>New Website Sale listings/ Pictures Office Hours and Board Hours Adopt a Pot Trailer Lot Parking Pool Opening Lifeguard Pickleball/Tennis Courts Newsletter New Owners</p>	<p>New Website Office Hours and Board Hours 9-2 M,W,F,S Adopt a Pot See Joan in the office for which pots are still available. There are nice gift cards awarded at the end of the season. Trailer Lot Parking Extra trailers, campers, boats must be removed from your lot. Failure to remove will result in an initial \$100 fine and a \$10.00 charge for each day it remains on your property after the initial fine. Talk to the office if you need a 5 day pass or a storage spot. Also, please clean up at sites. If you don't keep up site you will be charged a clean up fee. Pool Opening Hoping Sat, Sun, Mon next weekend. Weather, condition of pool and availability of lifeguards may impact this Lifeguard - reminder - Lifeguards are in charge Pickleball/Tennis Courts Courts are ready to go. Use facebook if looking for partners Newsletter Please get information to Lisa by the 25th of the month in order for information to get in</p>

Willow Run RV Condo Assn, Board of Directors Meeting

Notes: Saturday, May 16, 2026, 10:00am

		<p>New Owners If you see someone you don't know, say hello and ask them about themselves. It may be a new owner or someone who has been here that you just don't know!!</p>
<p>Maintenance David Filipello</p>	<p>Pool Updates Bathrooms and Clubhouse Playground/Parking Lot Park Front Entrance Beaches/Lakes/Pond Septic Fields and Lift Stations Roads and Signage</p>	<p>Pool opening Dave is getting things ready today New chairs and umbrellas Chemicals have been delivered Bathrooms in clubhouse - looking at steamcleaning in there</p> <p>Club house Working on landscaping and edging Cleaning products already for Cy Kitchen needs cleaning New ashtrays Bike rack Retaining bricks in front here need to be fixed</p> <p>Playground Looking at purchased new benches for playground Add more rubber mulch which we have up near the office</p> <p>Back parking lot Going in Wednesday. Will try to have painted and complete before golf cart races</p> <p>Park entrance Peter working on the front - ripping out bushes on right and pulling stones out. Deciding what plants need to go where - new stones for that area Ordering a new flag for the front</p>

Willow Run RV Condo Assn, Board of Directors Meeting

Notes: Saturday, May 16, 2026, 10:00am

		<p>with the new logo and an American flag.</p> <p>Beaches/lakes/pond New aerators are in Need to spray Little lake up and running Big lake before the holiday</p> <p>Septic field and boxes Dave and Neil are working on it Road guy said he would dig up so so they guys can update the lift station.</p> <p>Roads and signage Road crew has been repainting the Stop signs and speed limit signs that are on the pavement. We are ordering street lots signs on Rainbow Drive to help the delivery drivers. We are looking at possibly replacing the road in the fall from the garbage cans to the ES.</p> <p>Clean-up lots There is an issue with certain lots that need to be cleaned up. We hate to fine owners, so if you have a friend or neighbor that needs help, please help them if possible.</p>
Old Business Lisa Connell	Declarations and Bylaws	<p>Declarations and Bylaws</p> <p>The park didn't get enough votes last year to update the very outdated Declarations and Bylaws Shared pictures of the park from 1983 and stressed how much it has changed. During the process there are things that went well and things that we can improve on.</p> <p>Things that went well</p> <ul style="list-style-type: none">• After working a year on revisions, we held a large owners meeting that filled the room. Our attorney addressed each owner concern and modified the

Willow Run RV Condo Assn, Board of Directors Meeting

Notes: Saturday, May 16, 2026, 10:00am

		<p>revisions to reflect that.</p> <ul style="list-style-type: none">• Updated the document to reflect the changes in the park and changes required by state and township, including consistent language in the document. <p>Things that didn't go well</p> <ul style="list-style-type: none">• Too long of a time to vote. Owner turnover made votes invalid and new owners not aware of changes.• Some owners didn't vote thinking this was a political move and didn't want to get involved.• The required legal language in some areas was confusing, however necessary and some felt that it was too complicated to read.• Out of a desire for transparency, a copy of the revised document was sent along with the crossed out changes. Again, hard to read.• <p><u>2026 Changes</u></p> <p>Can't abandon as changes are necessary.</p> <ul style="list-style-type: none">• Creating a series of videos, chunking out the documents and explaining the changes.• Voting at the end of the season.• Providing a feedback loop for questions/concerns/comments from the documents.• If we don't know what your concerns are, we don't know what to change. <p>Promise - there is no political agenda. When the committee began, a number of the members weren't even on the board. We are volunteers that worked hard to help the park move forward.</p>
--	--	--

Willow Run RV Condo Assn, Board of Directors Meeting

Notes: Saturday, May 16, 2026, 10:00am

		Let's get this done for the good of the park.
New Business Lisa Connell	Fire pit	<p style="text-align: center;">Fire Pit</p> <p>The idea of a community fire pit was addressed in the 2026 Annual Meeting. Dave Filipello looked into what it would take to create a fire pit, we looked at state regulations, along with a location. When Dave shared some of that information, there were owners who were excited and some that had very valid concerns. First, the request was to look at an alternate location, which we are doing. There were also other concerns about safety, noise, hours, smoke, size of gatherings, etc. Lisa reported out on several possible rules and guidelines that would be necessary for a community fire pit.</p> <p>Owners had a few suggestions on an alternative site and also suggested that it only be used for park sponsored events and not private use. The conclusion is that it is a work in progress.</p>

Willow Run RV Condo Assn, Board of Directors Meeting

Notes: Saturday, May 16, 2026, 10:00am

<p>Committee Reports</p>	<p><u>Committee List</u> a. ACC b. Food Pantry d. Activities Committee e. Newsletter f. Sunshine g. Welcoming Committee h. Declaration Committee</p>	<p>Community Activities - Sharon Bibro</p> <p>Pill bottle collection - just want the clear yellow where labels can be removed.</p> <p>Food pantry - food donations can be outdated</p> <p>Pop tops still being collected.</p> <p>All donations other than fresh food can be left in the bins in the clubhouse.</p> <p>Activity Committee</p> <p>Group reported that their goal is to donate to activities in the park.</p> <p>Examples:</p> <ul style="list-style-type: none">• Fireworks• Paid lifeguards for some activities for parties• Sponsored some for chili bake off <p>Dave F reported that there is some money available if they need it.</p> <p>They reported that they met at the end of last season and put together a Tentative activity schedule but still need some sponsors for activities.</p> <p>Thirsty Thursday -Sharon Bibro</p> <p>Remains the 2nd and 4th Thursdays of the month.</p> <p>Suggestion if there is no one that signs up to host that people can gather in the clubhouse.</p> <p>Evening of remembrance Sharon Bibro</p> <p>Sunday at 7:00</p> <p>Sharon would like to have an idea of who is coming. There is a sign up sheet in the clubhouse.</p> <p>Bring a picture of a loved one</p> <p>Opening - owners we have lost in the last year will be remembered.</p> <p>Activity committee</p> <p>Crafty ladies group</p>
--------------------------	--	---

Willow Run RV Condo Assn, Board of Directors Meeting

Notes: Saturday, May 16, 2026, 10:00am

		<p>Tuesday - hand and foot card game - want to start up again - for Texans its ponytail - both at 1:00 Wed - first ladies lunch Meet Clubhouse at 10:45. Sign up sheet for ladies lunch Activity committee - meet the 26th 10:00 am Facebook - primary for publishing the information - put activities there. Bake sale - money maker for activity committee 1-3 the 24th in clubhouse. Have donations in clubhouse by noon on Sunday, packaged up appropriately and priced. Also marked if they have nuts in them. Ice cream social - July 5th 1:00 pm</p>
Adjournment		<p>Unit 183 - New American flag out front Unit 74 - question on the financial settlement from Broadband - active open claim Our attorney has this. Can we push it along - expenses not seen yet for this from attorney</p> <p>Roads</p> <p>Financing of new roads was discussed.</p> <p>Suggestions:</p> <ul style="list-style-type: none">● Impact fees - by unit and lot. Contribute nothing to the infrastructure.● New purchases - Charge an impact fee for new owners. <p>Talk about this in Annual Meeting Unit 68 - suggestion - Unit owner Assessment fee - Special assessment. Possible increase monthly fees Dave - This would have to be</p>

Willow Run RV Condo Assn, Board of Directors Meeting

Notes: Saturday, May 16, 2026, 10:00am

		<p>voted on.</p> <p>Unit 149 - talked about a loan - still need to increase dues for the extra cost. Can research more.</p> <p>Community fire pit</p> <p>Suggested it just be used for Park sponsored events. Managed by the community</p> <p>Unit 74 - Peter shared the many restrictions in Florida, especially concerning alcohol.</p> <p>Name the Lakes</p> <p>8 submissions</p> <p>Vote at Annual meeting</p>
--	--	--

DRAFT