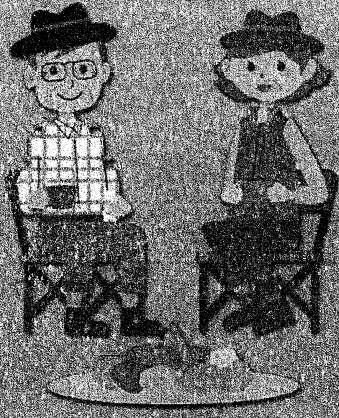




Florilow Oaks

2024

ANNUAL REPORT

*4272 S US HWY 301
BUSHNELL, FL 33513*

2024

Those we lost

**David Latham
Julie Ross
Darlene Sprader
Gayle Dover
Ernie Riedel
Suzanne Cusick
Joanie O'Loughlin**

*"Life is just a journey
Enriched by those you meet
No-one can take that from you
It's always yours to keep"*

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Definition of Florilow

Florilow RV Campground and Mobile Home Park is not an ordinary park. We are unique because we are more a family of campers rather than just a campground. We are one of the few parks located in the US that is a singles park. We care and look after our neighbors. We have been called "a small park with a big heart."

We cater to the single person, so if you are living a single lifestyle, whether by separation, divorce, widowed, or never married, you will fit into our family. We have dances and everyone dances with everyone. We have outings, dinners, hikes, bike rides, card games, campfires, etc. We do the big holiday dinners and parties. Nothing is set up for couples.

We do have some couples and even some married people in the park, but to become a shareholder, you must be 55 or over and living the singles lifestyle. The people that are married are either leaseholders or became married after buying into the park.

The park is centrally located a little over one hour from Orlando or Tampa. We are a little over an hour to the gulf coast, and about two from the Atlantic Ocean. There are golf courses close by and several places to fish.

FLORILOW BOARD OF DIRECTORS

2024-2025

PRESIDENT:	Marsha Pulliam	859-588-1698
V-PRESIDENT:	Lowell Spivey	252-455-4077
TREASURER:	Eric Berger	808-987-0207
SECRETARY:	Sara Kibler	440-554-1452
MEMBER:	Jim Greenwood	802-279-1871
MEMBER:	James Wells	270-246-0831
MEMBER:	Don Bassler	402-679-7600
MEMBER:	Pat Leithoff	402-670-3544
MEMBER:	Donna McBath	315-323-0503
ALTERNATE:	Deena Murphy	253-921-5664

PRESIDENT'S REPORT

Marsha Pulliam

2024/2025

My primary goal was to move this park forward, and to try to bring this park back together. However, we still have the few who prefer to create issues for the park, which always makes it difficult. That is too bad. My hope is that your next President can do what I was lacking in accomplishing.

Finances: The Park ended the year at almost break-even, which was surprising with all the unexpected expenses we had this year. This included a \$18,000.00 surprise property tax addition, increased insurance of \$7,000.00, and new office roof and flooring replacement, Office Duct work had to be cleaned due to Mold, and A/C system for laundry and bath house. Our electrical expense has doubled from \$6,000.00 in 2023 to \$17,000.00 in 2024. We also had unexpected expenses and damage from Hurricane Milton, especially over budget tree service. There were many unauthorized expenses with managers as well during the first three months. So, again, I am happy that our losses for the year before taxes and depreciation are minimal. We will have a large loss after taxes and depreciation due to the list station expenses still being depreciated. This is one reason we wanted to do the assessments as soon as possible so they would offset our losses.

Staffing: We have had several challenges in the last 12 months in staffing the Park. It may be upsetting and a subject of much park gossip, but it is the Boards responsibility to ensure the finances of this park are handled timely and accurately. That has not happened with several of our hires this year. When employees refuse or cannot perform as needed, it is in the whole Parks best interest to replace them. As your President, I will not tolerate anything less. We are still actively looking for the proper fit for our management position, but we will not just hire anyone.

I have spent most of the last six months myself performing the manager's job, with the help of a few people. I spent a large part of my summer on the phone assisting in the management of this park, so no one wants a new manager as much as I do.

Issues for the Future: The hurricane impacted our pond sites very significantly. We can only do 30 amps down there until we have new services installed for all the sites. The estimate for this is \$50,070.00 and is certainly not budgeted or feasible. We will only be able to do 30 amps in these sites which impacts our rentals. We did confirm with the city that water hookup will be required in the next few years. I have planned for the current waste company to be removed, and the City of Bushnell to pick up our garbage service on March 29, 2025. This will be a savings of \$160.00 per month that I was able to obtain. We have also

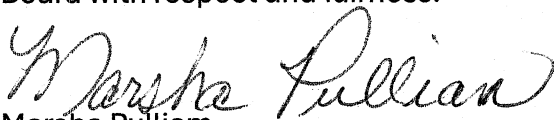
collected thousands of dollars in rent and electricity that was never billed or collected in the last 12 months. Both Vanessa and I have been trained and are now manually reviewing every account monthly to ensure we collect timely and accurately. (Another reason for the change in personnel.)

Attitudes: I constantly hear that people are unhappy yet when you ask for details it is always the same 6 or 7 residents. These residents impact the morale of other residents, which is their sole intent and their way to feel important. I suggest we all ignore and or shut this down asap for the park to be a pleasant and friendly home for us all. Hopefully those disgruntled residents find another outlet that does not kill our joy.

I want to thank those residents who make an effort to bring joy to the park: Carolyn Martin who is always ready to help with a smile, Mary Lowe for stepping up to the plate on the Calendar, Sue Gilbert for taking on the Wednesday meeting, Duane Curby for his great idea on the Music Under the Oaks, and Sheila Rains for her guidance and training in the last 5 months. I truly could not have managed without her input and guidance.

Hud Ruled and ended their investigation on a complaint and ruled "No Cause". Then a civil suit was the person's next step so, in 2024 a suit was filed that as I read in the January meeting was dismissed. However, that suit has been amended, and we will be going to court. We do have an Attorney that will handle this. We all need to understand that any actions against previous board members and/or managers will always be a park expense as those people were acting for the park while performing their duties. We hope these problems get resolved soon.

Finally, I want to ask you to think about the role of Board members and officers. It is a brutal job for some of us. We get harassed and hassled on every little issue. Please remember we are elected to represent all the residents, not just one or two. I have discovered we will never please everyone. We suffer insults and rudeness from the few yet seldom receive thank you or appreciation. Please show a little grace and commit to treating the incoming Board with respect and fairness.


Marsha Pulliam

"Many hands make light work" – Carolyn Martin

Florilow, Inc.
Financial Statements
December 31, 2024

Manning, Emery & Costello, PA
106 South Florida Street
Bushnell, FL 33513
352-793-8116

INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Florilow, Inc.
4272 S US 301, #101
Bushnell, FL 33513

We have compiled the accompanying statement of assets, liabilities, and equity-federal income tax basis of Florilow, Inc. as of December 31, 2024, and the related statements of revenues and expenses-federal income tax basis for the 12 Months then ended. The financial statements have been prepared on the accounting basis used by the Company for federal income tax purposes, which is a comprehensive basis of accounting other than generally accepted accounting principles. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the cash basis of accounting.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the cash basis of accounting and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management (owners) in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Sincerely,

Manning, Emery & Costello, P.A.

Manning, Emery & Costello, PA
February 28, 2025

Florilow, Inc.
Statement of Assets, Liabilities and Equity
Federal Income Tax Basis
As of December 31, 2024

Assets

CURRENT ASSETS

Regions Capital Account	\$ 107.00
Regions Checking	58,752.82
Regions Money Market	16,725.48
Share Reserve Athen	<u>32,528.53</u>

Total Current Assets 108,113.83

PROPERTY AND EQUIPMENT

Land	218,186.25
Building & Improvements	383,436.81
Furniture & Fixtures	7,844.97
Office Trailer	24,449.89
Equipment	366,013.55
Sign	605.60
Less: Accumulated Depreciation	<u>(690,765.54)</u>

Net Property and Equipment 309,781.53

OTHER ASSETS

Goodwill	188,755.00
Less Amortization of Permit	(3,493.48)
Sewer Plant Permit	4,828.10
Deposits	<u>900.00</u>

Total Other Assets 190,989.62

TOTAL ASSETS \$ 608,884.98

See Accountants' Compilation Report

Florilow, Inc.
Statement of Assets, Liabilities and Equity
Federal Income Tax Basis
As of December 31, 2024

LIABILITIES AND STOCKHOLDERS' EQUITY

CURRENT LIABILITIES

Regions Credit Card	\$ (762.44)
Payroll Liabilities	937.10
Payroll Liabilities - Fed Unemployment	51.22
Payroll Liabilities - State Unemployment	1,061.76
Regions Credit Card	(357.12)
Other Current Liabilities	(5.00)
Credit Line Regions Bank	<u>(150.00)</u>

Total Current Liabilities 775.52

LONG-TERM LIABILITIES

Opening Balance Equity 8,565.00

Total Long-Term Liabilities 8,565.00

Total Liabilities 9,340.52

STOCKHOLDERS' EQUITY

Capital Stock	602,490.66
Paid in Excess	1,589.95
Retained Earnings	806.02
Net Income	<u>(5,342.17)</u>

Total Stockholders' Equity 599,544.46

**TOTAL LIABILITIES AND
STOCKHOLDERS' EQUITY** \$ 608,884.98

See Accountants' Compilation Report

Florilow, Inc.
Statement of Revenues & Expenses
Federal Income Tax Basis

December 31, 2024

Sales	
Annual & Seasonal Rentals	\$ 100,766.64
Day/Week/Rentals	11,169.28
Storage Rental	2,325.12
Extra Guests	8,289.31
Laundry Income	2,727.00
Maintenance Fees: 99 Yr Lease	39,120.00
Maintenance Fees: Shareholders	122,953.22
Sales Tax Collected	(2,325.67)
Camping - Other	5,197.30
Less Returns & Allowances	0.00

Total Sales	<u>290,222.20</u>
--------------------	-------------------

Gross Profit	<u>290,222.20</u>
---------------------	-------------------

Operating Expenses	
Accounting & Legal	9,006.50
Bank and Merchant Charges	14.00
Credit Card Fees	5,599.39
Computer Expense	5,052.84
Depreciation	10,722.00
Entertainment	1,484.93
Payroll Taxes	6,920.94
Insurance	28,566.00
Bond Renewal	359.10
Sanitation Service	6,133.52
Wages	73,957.56
Taxes & Licenses	1,355.43
Property Taxes	36,298.44
Utilities	7,318.13
Propane	1,404.44
Water/Sewer	21,828.99
Cable TV Charges	7,638.91
Internet	3,878.88
Office Supplies and Maintenance	1,511.30
Postage	127.13
Repairs & Maintenance	76,886.52
Supplies	4,546.85

Total Operating Expenses	<u>310,590.80</u>
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See Accountants' Compilation Report

Florilow, Inc.
Statement of Revenues & Expenses
Federal Income Tax Basis

December 31, 2024

Operating Income (Loss)	<u>(20,368.60)</u>
Other Income	
Interest Income	26.43
Lot Purchase/Sale Net	<u>15,000.00</u>
Total Other Income (Loss)	<u>15,026.43</u>
Net Income (Loss)	<u>\$ (5,342.17)</u>

Florilow, Inc

Notes to Financial Statements

Note A-Summary of Significant Accounting Policies

This summary of significant accounting policies of Florilow, Inc. (the Company) is presented to assist in understanding the Company's financial statements. The financial statements and notes are representations of the Company's management who is responsible for their integrity and objectivity.

Nature of Operations

The Company is a travel park operating under the name Florilow Oaks. The park is located on U.S. 301, just about 2 miles north of Bushnell in Central Florida. The setting is rural with many beautiful oak trees and a small pond. The Company was purchased in 1984 by a group of members of Loners on Wheels for the purpose of making it a park for singles. It is operated by a Park Manager under the direction of a Board of Directors consisting of nine elected members with three year terms and one alternate with a one year term. The Company is a corporation owned by single individual shareholders.

Basis of Accounting

The Company's policy is to prepare its financial statements on the income tax basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles. The Company finds this method to be most feasible and economical. This method eliminates the need for complex conversions between book accounting and tax accounting because the financial statements agree to the federal income tax returns as filed. The income tax returns are prepared using the cash basis. Consequently, the Company recognizes revenues as they are received and deducts expenses as they are paid. The Company also deducts depreciation computed by accelerated income tax methods (ACRS and MACRS).

Cash on Hand & In Bank

Cash on hand and in the bank includes a checking, money market and another checking account that is being used to set aside funds for capital improvement in the park. All these accounts are held at Regions Bank.

Fixed Asset

Fixed assets are carried at cost. Depreciation of fixed assets is provided using the Accelerated Cost Recovery System (ACRS) and the Modified Accelerated Cost Recovery System (MACRS) for financial reporting purposes at rates based on the following estimated useful lives:

	<u>Years</u>
Buildings	35
Park & Lot Improvements	10-15
Equipment	5-10
Furniture & Fixtures	7

The same method of depreciation is used for federal income tax purposes. Expenditures for major renewals and betterments that extend the useful lives of property and equipment are capitalized. Expenditures for maintenance and repairs are charged to expense as paid.

Land

The Company owns all the real property and has full and exclusive rights to all rental lots with the exception of twenty-three lots that are subject to 99-year leases. These leases were in existence at the original purchase date of the park in 1984. These 99-year leases were prepaid and grant the lessee the right to use the lot and park facilities, subject to usual maintenance fees.

Goodwill and Sewer Plant Permit

The original cost of the park that was in excess of the underlying fair value of the net assets, at the original date of acquisition, was recorded as goodwill. The original shareholders purchased not only real property, but also 99-year leases held by individuals granting them rights to specific lots and use of the park facilities. There has been speculation that this value was associated with those leases. It was originally recorded as "goodwill", but this figure could represent goodwill, going concern value, or customer-based intangibles. At the date of acquisition of the park, the internal revenue code did not allow any amortization of Section 197 intangibles, including goodwill. This law was later modified to allow amortization of certain intangibles, but only for assets acquired after August 10, 1993.

A sewer plant permit with a useful life of ten years was purchased in February 2013 with an effective date of February 2013. It is being amortized over its useful life of ten years using the straight line method.

Current Liabilities

Current liabilities include sales and payroll taxes due, accounts payable and federal estimated tax payments.

Long Term Liabilities

None noted.

Equity

The common stock account represents the capital paid in by the shareholders to purchase shares of stock at the par value of \$1,000 per share. At December 31st, there were 604 shares of stock outstanding. Additional paid in capital represents capital that has been contributed in excess of par value or forfeited upon death or redemption of shares. The retained earnings account represents a cumulative total of all prior year's net income and losses. Current year income is the current year net income.

Sales and Operating Expenses

The sales of the park are recorded when received by the Company and the expenditures are recorded when paid by the Company. Sales and expenditures are classified into various categories to explain the nature of the income or deduction item. The park has accumulated net operating losses from prior years that were used to offset the current year net income.

Sewer Project

The cost of the new sewer plant will be approximately \$390,000.00. The park is responsible for the cost. The completion date will be on or about July of 2023. In 2022 a sewer assessment in the amount of \$100,000.00 was collected and in 2023 the sewer assessment is collected was \$99,250.00. The sewer plant was turned over to the City of Bushnell in January of 2024.

FLORILOW INC. BY-LAWS

MARCH , 2023

These By-Laws are in strict conformity with the Florida Corporation Laws and nothing in the By-Laws is contrary to any provision of Articles of Incorporation.

ARTICLE I: PURPOSE

- Section 1. Florilow, Inc. shall exist for the purpose of owning and operating an adult (55 years old and older) campground/mobile home park for the benefit of the Shareholders.
- Section 2. The office of the Corporation shall be located at Florilow Oaks Campground and Mobile Home Park.

ARTICLE II: SHAREHOLDERS

- Section 1. A person living a singles lifestyle may be invited by the Board of Directors to purchase a minimum of seven (7) Shares in the Corporation and select an available site in Florilow Oaks Campground and Mobile Home Park.
- a. Site(s) may be selected for assignment in accordance with rules established by the Board of Directors, subject to approval by a majority of the Shareholders, and will be for his/her use as it is used in compliance with Park Regulations and the maintenance fees are paid. Only the President of the Board of Directors and/or Park Manager may rent or reassign a Shareholder's site.
 - b. Maintenance fees are due March 1 of each year, and after five (5) days begin to accumulate delinquent penalties.
- Section 2. A Shareholder shall dispose of his/her Shares by offering to sell them to the Corporation. Shares not purchased by the Corporation must be offered to existing Shareholders for 15 days. Seller shall inform the Corporation of intention to sell to qualified non-shareholders. The Corporation may pay in cash, or may execute a promissory note bearing the highest rate of interest that is legal by the State of Florida.
- Section 3. The annual meeting of the Shareholders for the election of Directors shall be held at Florilow Oaks the first week in March. At least 30 days notification of the meeting and a proxy will be sent to Absentee Shareholders by the Secretary.

ARTICLE III: BOARD OF DIRECTORS

- Section 1. The control and management of the corporation and Florilow Oaks Campground/Mobile Home Park shall be vested in the Board of Directors who shall pass on all matters pertaining to the executive operation of the Corporation and/or Florilow Oaks Campground/Mobile Home Park, pass on eligibility of the applicants to buy shares, hear all grievances, review all accounts, approve all expenditures and contracts and make recommendations to the shareholders on matters of policy.

FLORILLOW INC. BY-LAWS

MARCH , 2023

- Section 2. The Board of Directors shall consist of nine members and a quorum will consist of five members. At least 2/3 of the members of the Board must be Shareholders. Three members will be elected by the Shareholders each year, and each elected member will serve for three years. The nominee receiving the next highest number of votes will serve as alternate. If any elected member is unable to complete his/her three years, the Board will appoint a replacement to serve until the next election.
- Section 3. In December of each year the President shall appoint a nominating committee to obtain more than four Shareholders/Lessees to replace the alternate and directors whose terms have expired and to fill unexpired terms.
- Nominees must be a shareholder/lessee for a period of at least six months prior to the Annual Shareholders meeting.
 - Nominees must be financially current and in compliance with the By-Laws of the Corporation.
- Section 4. The Board shall take office immediately after the Shareholders' meeting in March and shall elect a President, Vice President, Secretary and Treasurer and other officers as needed.
- The candidate for President of the Board of Directors must have been a member of the Board of Directors for at least one year.
- Section 5. The regular Board meeting will take place the second week of each month, October through April, the time and place to be posted. Residents may attend meetings without voting and may speak only if acknowledged by the President.
- Section 6. The President shall be the Chief Executive Officer of the Corporation, subject to the election and authority of the Board of Directors.
- He/She shall:
- Supervise and control the business, property and affairs of the Corporation.
 - Preside at meetings of the Board of Directors and of the Shareholders.
 - Appoint committees as needed that may include non-Shareholders and/or Consultants.
 - Execute Certificates of Shares in the Corporation.
 - Execute contracts or other documents as authorized by the Board of Directors.
 - Submit a written report at the annual meeting showing accomplishments, recommendations, and other matters of interest for his/her term of office.
 - The Past President may serve as ex officio on the Board.
- The Board of Directors may delegate any of the above responsibilities to another officer or agent of the Corporation in compliance with the By-Laws.
- Section 7. The Vice President shall perform the duties and exercise the power delegated to him/her by the Board of Directors. In the absence of the President, the Vice President (or in the case of more than one Vice President, then in order of seniority) shall perform the duties and exercise the power of the President.

FLORILOW INC. BY-LAWS

MARCH, 2023

Section 8. The Secretary shall give all notices in the manner required by the By-Laws of the Corporation and shall keep a list of the addresses of the Shareholders.

1. Take minutes of Board meetings and post a summary on the Bulletin Board.
2. Minutes must be filed permanently in the official book in the office where it is available to all Shareholders.
3. Post notices in advance of all Board and Shareholders' meetings.
4. Perform all duties pertaining to the Office of the Secretary.

If the Secretary is absent or not able to perform said duties, the President may appoint a member as a temporary secretary.

Section 9. The Treasurer shall be bonded and shall:

1. Oversee control and custody of the funds and securities of the Corporation.
2. Oversee the keeping of accurate accounts of receipts and disbursements of the Corporation books and records.
3. Oversee the deposit of all monies of the Corporation in such depositories as the Board may designate.
4. Report to the Board the Corporation's financial condition.
5. Provide financial statements for the monthly Board meetings and Annual Shareholders' meetings.

If unable to perform the duties of the office, the President may designate a temporary replacement.

Section 10. The Park Manager will be hired by and responsible to the Board. The Park Manager will be licensed by the State of Florida and in accordance with Florida Statutes shall not be a member of the Board of Directors, as this would constitute a conflict of interest. Duties shall include but not be limited to:

1. Attend Board meetings without a vote.
2. Assign rental spaces.
3. Keep accurate records of all income and expenses.
4. Enforce all rules and regulations.
5. Take care of all matters to assist in the effective operation of Florilow Oaks.

Section 11. Directors shall assist in any way requested by the Board or President in the smooth operation of the Corporation.

a. Alternates shall attend all meetings and keep abreast of the issues. An Alternate director has no legal status and therefore none of the power, duties, or responsibilities of an ordinary director. The Alternate Board Member can be appointed as a replacement for a Board member in the event that the existing Board Member is unable to complete their term. At that time, the Alternate Board Member is granted all the powers, duties, or responsibilities of an ordinary director.

Section 12. An officer may be removed, when, in the judgment of five Directors, the best interests of the Corporation will be served by such removal.

FLORILOW INC. BY-LAWS

MARCH, 2023

ARTICLE IV: AMENDMENTS

To amend these By-Laws they must be presented to the Shareholders 30 days prior to the vote. Amendment will be by two-thirds (2/3) majority vote of the Shareholders pursuant to the Articles of Incorporation.

- a. To be considered for adoption amendments may originate from the Board of Directors.
- b. To be considered for adoption, amendments may originate from a document signed by no less than ten (10) shareholders and presented to the President of the Board of Directors.
- c. No amendments should be considered unless they are presented to the Board of Directors in written form 45 days prior to the meeting where they are to be voted on.

ARTICLE V: BANK ACCOUNTS

All financial accounts are to be in the name of Florilow Inc. and require the signature of the Treasurer or other person(s) authorized by the Board of Directors.

ARTICLE VI: REFERENCE MANUAL

Robert's Rules of Parliamentary Procedures will be used as the reference manual for the conduct of all meetings.

These By-Laws passed by the Shareholders on March 7, 2000 and amended on March 6, 2012 as well as amended on March 5, 2002 are a revision that was passed on March 7, 1994, March 2, 1989, and April 2, 1985 By-Laws, and replace any and all previous By-Laws. These By-Laws were also amended in March, 2023.

Board Agenda Items Policy

Adopted November 13, 2022

Effective 12/13/2022

1. Any shareholder or leaseholder can submit an agenda item directly to the Board Secretary in writing.
2. Any shareholder or leaseholder can submit an agenda item directly to the Secretary in person and in writing at the Agenda meeting.
3. Proposed agenda item must impact most residents.
4. Any agenda item endorsed by 5(five) shareholders or leaseholders will be automatically added to the next Board agenda.
5. At the beginning of the Agenda meeting, any Board member or the Park Manager can propose additional agenda items.
6. The person who submits an agenda item is allowed to present and explain their agenda item and respond to questions.

FLORILOW OAKS, INC.

ANNUAL RENTER'S SHAREHOLDERS & LEASEHOLDERS PARK RULES AND REGULATIONS Effective December 12, 2023

RULES PROMULGATION

Creation of and modification to Park Rules and Regulations will be accomplished as a Board Action at a properly called meeting or gathering of Board Members as required by State Statute. Creation of and modification to Rules and Regulations are effective upon Board majority vote for approval.

THIS IS YOUR HOME:

These regulations are to protect you, your home and to make your campground and mobile home park a quiet, safe and comfortable place to live and have fun. Our policy for violations is to give residents verbal and written warnings before we implement fines. These regulations will be strictly enforced. Any violations will be addressed by the park Manager and will be handled according to the policy regarding failure to comply, which is attached.

1. **CARE & HEALTH:** Florilow Oaks Campground and Mobile Home Park does not provide facilities for persons who are not self-sufficient in their living arrangements. All residents who become temporarily or permanently unable to be self-sufficient are asked to make arrangements for their own care and welfare. Persons residing in the park who, in the opinion of the Board of Directors, are not able to care for themselves will be asked to make living arrangements elsewhere. It is imperative that each resident has emergency contact information on file in the office. It is also recommended that Red Medical Information Envelopes be displayed near your entrance door.
2. **CONSIDERATION OF NEIGHBORS:** Quiet hours are 11:00 PM to 7:00 AM. Please be considerate of your neighbors. Excessive noise, drunkenness, and/or unruly behavior will not be tolerated. Construction work may take place during the week, on Saturdays during the hours of 9 and 5, with no noisy construction on Sunday. PLEASE do not walk or drive through sites other than your own. There are designated pathways which are for walking only. However, all park property has a three foot right of way for all residents. Please remember that all property is owned by the Corporation and all residents are tenants of the Corporation.
3. **FIRES:** Fireworks are not permitted at any time in the park. Burning of wood trash, leaves, and oil-burning tiki torches is not permitted on any individual sites. Propane Heaters/Propane Fire Rings are allowed on individual sites and must be CSA or UL approved.
4. **GUESTS:** There is no charge for a guest for the first 15 days. Thereafter, a guest of a Shareholder, Leaseholder, or Renter (both family and unrelated) may stay with you at the rate of \$4.00/day or night per person, plus tax. You must be present in your home to have a guest stay. Exceptions may be made by management or The Board.

A Shareholder's/Leaseholder's "Permanent Guest" is someone who stays longer than thirty (30) days per year with a shareholder/leaseholder. A "Permanent Guest" must be 55 years of age, undergo a background check (at their expense) and pay a flat fee of \$120.00 per month, plus tax.

EXTERIOR IMPROVEMENTS/ADDITIONS/CONSTRUCTION:

Additions and exterior improvements may be made by residents only after they have completed a **Construction Request Form** from the office and have had it approved by the board.

After the Board Approval, Sumter County Zoning and County requirements must be met for any job requiring a permit. You must have a permit if one is required.

Your contractor must check in with the office to verify that approval and permits are in place before beginning work. We require all contractors to have a license when a job requires a permit. This is for your protection.

After your request has been approved by the Board of Directors, a copy of the request will be signed and returned to you. If possible, requests for construction should be submitted no later than April 1st as the Board does not meet during the summer.

1. Any washer and dryer (if not replacing an existing unit) must be installed by a licensed plumber/electrician. Water discharge must be connected to the park water and sewer lines. Appliances must be installed inside your unit/home or shed.
2. No pools are allowed on individual sites. Hot tubs are allowed if medically required with a doctor's written order, and with the approval of the Board of Directors.
3. Sheds may be placed on individual sites with Manager approval. Sheds may be no larger than 10' x 10' and 8' 4" high with blocking. Tie downs are required on all sheds. New sheds should be no larger than the one being replaced and must have management approval.
4. Planting, trimming, or removing hedges, trees or fences must be approved by the Park Manager and Board of Directors.
5. Nothing permanent may be placed within 6 feet of any roadway.
6. Free standing shade/screen enclosures of up to 100 sq. ft. are permitted. They must be securely anchored during your stay and must be taken down and safely stowed at the end of your stay.

APPEARANCE OF RIG/RESIDENCE

Individual sites must be kept in an orderly fashion, neat, clean and free of litter. No storage is allowed under or around the trailer or anywhere that is visible, except for sheds, permanent or temporary. No trash is to be kept outside your unit. It must be disposed of properly in the dumpster near the maintenance shed.

You are not to place any large items by the dumpster or maintenance shed for disposal such as appliances, TV or furniture. There will be a \$50 fine if found doing so. It is your responsibility to have these items removed and disposed of.

All RV's accepted into the park must have RVIA certification stickers or provide certification that the unit meets RVIA safety standards; those currently in the park are exempt.

All rigs and residences must be fully self-contained (bathroom/running water), with facilities for cooking.

All vehicles must be in running condition with current registration/tag. Those that do not run or have a current tag will be subject to being towed out of the park at the owner's expense. Violations will be by a written notice, with 30 days to be corrected. They will be considered abandoned vehicles after 30 days.

All residences must ensure that their sites are cleaned up and outdoor furniture and decorations are securely stowed before leaving for the summer. If we are forced to secure your site due to a hurricane threat, we may dispose of your belongings, and you may be charged.

Signs with words on them are not allowed on individual lots (Park Land). You may display signs on your personal property such as your car, mobile home, RV, etc.

Management is not responsible for damage by lightning, electrical surges, or any other act of nature.

Yard sales are not permitted on individual sites.

The exterior of rig /residences must be properly cleaned and maintained.

LAUNDRY

Coin washer and dryers are available. Residents using the equipment will clean it after every use and leave it in a condition suitable for use by the next person. You can use the drying lines in the yard behind the laundry room. Bumper lines on the back of RV's are permissible. Drying lines on awnings or trees are prohibited.

No animal bedding is to be washed or dried in our laundry.

Please report any problems with the machines to the office.

PARK BUILDINGS

These are for the use of Park residents and guests. Due to insurance requirements and liability issues, any use of Park facilities by other than Park residents must be approved by the Board and office. Smoking is not permitted in park buildings or in common areas. There will be no littering of smoking materials in the park. Sumter County prohibits the use of the club house kitchen by any one individual user. The Kitchen is to be used for park functions only. There are specific guidelines for use of the kitchen facilities.

The Hobby Shop is for Park residents only. No one else is to enter this building. All tools and equipment must be donated via a written statement to the Office to avoid liability issues. You must sign a Release of Liability form to the office to use this facility.

PETS

All pets must be always kept on a leash of no more than 6'. Pets must not be left unattended outdoors. Owners must pick up after and dispose of pet waste. Proof of rabies inoculation must be given to the office. PLEASE REFER TO THE PET PAGE FOR FURTHER INFORMATION.

RENTING

Renting your home or "loaning" your home or pad for occupancy is not permitted. Medical emergencies may be an exception.

Guests with their own units are not allowed to park their units on shareholder sites. They are required to be put on a rental site at regular rates. If they request to stay on a shareholder/leaseholder site, they must pay full rental site fee.

Family can stay in the park at the Passport America rates.

MAIL

Mail is delivered Daily as determined by the Post Office and put into assigned boxes. Packages not delivered to lots will be delivered Monday through Friday and most Saturdays.

KEYS

Your duplicate house key may be left at the office for safe keeping. It will NOT be released to any other person unless the Park Manager has your permission in writing to do so, or your direct phone call.

STORAGE AREA

You may only store a cargo trailer, open trailer or car dolly or boat on your site if you have 8.5 shares. All shareholders and leaseholders are entitled to one (1) storage spot free of charge. Storage spots are assigned by park management, you do not get to choose which storage spot you wish to have. You must renew your storage site each year with the office.

Additional storage sites for shareholders/leaseholders and renters must be prepaid at thirty (30) dollars per month plus tax.

Except for loading and unloading, with a maximum time of (5) days in any (90) day period, more than one recreational vehicle is not allowed on site. Management and BOD will review any request for exception. A fine of \$50.00 per day will be assessed for any violations.

If your RV is not your only source of transportation, and if your site is 5,000 square feet or less, your RV must be parked in the Park Storage area. Sites of more than 5000 square feet (eight and one-half shares) would be able to store a RV or vehicle. If management determines that this RV or vehicle obstructs the view of others or gives a cramped, cluttered yard appearance, you will be notified to move this vehicle to the storage area. Failure to do so will result in a fine of \$50.00 per day.

If you wish to advertise your vehicle or RV for sale, the Park Manager will let you know where it can be placed out in front for a period of (30) days.

PARK STAFF

Employees are instructed **NOT** to take special requests from residents. All requests for service must be brought to the attention of the park Manager in writing, who will designate work assignments to employees. Complaints must be in writing and signed.

STORM SAFETY

Florilow Inc. does not provide a FEMA approved hurricane shelter, In case of a hurricane or tornado, it is recommended that you do not remain in your RV, mobile, or manufactured home.

Shelter information can be found by calling (352- 569-1600) or www.sumtercountyfl.gov

SPEED LIMIT/STOP SIGNS

The speed limit in the park is Ten (10) miles per hour or preferably under. All stop signs must be obeyed. The infraction of these two rules is seen every day in our park.

LIABILITY

Florilow Inc., the park and management are not liable for damage, theft, or injury to persons or property occurring within the park.

Management is not responsible for damage by lightning, electrical surges, or any other acts of nature.

Florilow Inc. does not promise, warrant, or guarantee the safety or security of any resident, occupants or guests or their personal property against the criminal or negligent actions of other residents, occupants, guests, invitees, contractors, or third parties.

Each resident and occupant have the responsibility to protect himself/herself and to maintain appropriate insurance to protect his/her belongings including items within or on the premises and vehicles from criminal acts, negligent acts, fire, windstorm, hurricanes, plumbing leaks, smoke, or any acts of God.

Rules and Regulation may be rewritten, clarified, or changed at any time by the Board of Directors.

PET POLICY
Effective 4/01/2021

We welcome your furry family members. We have the strict policy that no more than two (2) dogs reside at any site. ***Pets may be outside on a leash, unattended, as long as the owner is on the property.*** Leashes for walking pets must be no more than six (6) feet and do not allow your pet to roam or relieve themselves on other sites or in the gardens while walking around the park. Limit your dog to no more than three (3) feet off the pavement.

Complaints of Dogs that bark continuously will be brought to the attention of the Management. You may be fined or asked to leave Florilow if the situation continues.

Sumter County requires licenses and up-to-date rabies inoculation and proof thereof. Please present your proof when you check in or annually so a copy may be placed in your file. Sumter County does not require proof of other inoculations; however, you should be aware that Parvovirus, Distemper, Kennel Cough, and Canine Influenza can be problems in Florida, especially for puppies and elderly dogs.

You are welcome to use our fenced dog run on the north side of the pond. Please use the entry enclosure before unleashing and leashing and make sure both gates are closed at all times. ***Dogs may be unleashed in the area between the pond and Hwy 301.*** Route 301 is a very busy highway ***so you as the pet owner must ensure your pet's safety! If we find that owners are not picking up after their pets in this area, this new privilege will be rescinded.*** Dogs may not be left unattended in the dog run. Please immediately separate and remove any dogs that get into a conflict.

Dobermans, Rottweilers and pit bulls or a mixed breed of such dogs are not allowed at Florilow Oaks.

Temporary folding exercise pens or fencing may be erected on your site, but no permanent fencing will be permitted.

You are responsible for cleaning up after your pets, whether it's on your site, around the Park or in the dog run. Waste should be bagged and deposited in your own trash, the dumpster, or in the container in the dog run. You must provide your own disposal bags.

In the event of a dog attack or bite, whether it involves another animal or a human, the concerned persons should call Animal Services at (352) 569-1960. Anyone may report the problem. Animal Services will need to know the status of the animals involved; whether there are any wounds, etc. They will come out and assess the situation and will need proof of inoculation against rabies. Animal Services wants any problems to be reported immediately. If an attack happens after 5:00 PM the Sumter County Sheriff's Department should be called at (352) 569-1600. They will refer the incident to Animal Services the following morning. You may be asked to leave Florilow if your pet causes a problem.

If you know your pet is animal- aggressive, fearful, or reactive, please pay attention and keep your pet under control. Don't assume other pets are friendly, and don't assume other owners or park residents want to visit with your pet.

Dogs are not welcome at ***any Park sponsored*** social function in any buildings, at the fire pit, or in the Rec. Hall breezeway unless it is a Certified Service Animal. Private gatherings at individual sites are left up the site holders. Dogs may be tied to the bike racks or clothes lines long enough for you to get your mail or use the restrooms. Please do not leave them there for more than 10 minutes.

Pet bedding MAY NOT be washed in the park washing machines or dried in park dryers.,

The State of Florida holds that pet owners are fully responsible and liable for their pets' actions and behavior. Florilow Oaks, Inc. assumes no responsibility for pets' actions or behavior and reserves the right to require that an offending pet be removed from the park.

Florilow, Inc.

AMENDED MAY 13, 2021

Effective June 13, 2021

Policy Regarding Failure to Comply with Park Rules and Regulations

When an individual has failed to comply with the Park Rules and Regulations, a letter advising the nature of the infraction will be sent by the Park Manager advising them of the problem/issue that needs correcting. If the infraction has not been corrected within the specified time frame given in the letter, a *minimum fine* of \$ 50.00 will be assessed.

If the violation continues, the matter will be brought before the Board of Directors for their resolution. Individuals who repeatedly violate rules and regulations will be asked to vacate the Park.

Individuals who owe fine(s) will lose their voting rights until the infraction is resolved.

If the fine(s) remain unpaid at the time of sale of your site/home, the amount due will be deducted from your shares redeemed.

FLORILOW, INC.
SHAREHOLDERS AND LEASEHOLDERS
Buying and Selling Policies
Effective October 10, 2023

Florilow Oaks maintains a Waiting List for individuals wishing to become Shareholders. There is a \$10.00 charge to be added to that list.

An individual wishing to become a Shareholder must be single (Not Married), divorced or widowed and over the age of 55. A short descriptive letter of introduction should be written to the Board by the applicant about themselves. Please include the reason for choosing Florilow Oaks and the type of RV you own, if any. To go on our waiting list, a \$10.00 fee will be required. If an agreement is reached with a potential buyer, a background and legal check will be required by the Board at the applicant's expense. It is desired that any potential shareholders spend at least 60 days in the Park. An interview by the Board will be required. The prospective shareholder must be approved by the Board of Directors.

Shareholders may list their lot/residence at a fair and honest market value price and will have the site posted on the bulletin board for fifteen (15) days exclusive to shareholders during that period. The site will be listed on our website after 15 days. If more than one shareholder is interested in the purchase, the shareholder with the lowest share certificate number (Seniority) will have the opportunity to purchase the site. The Board must approve all buyers, including existing shareholders that wish to buy another site. You will not receive shares for your new purchase until your previous shares are redeemed.

Regarding Leaseholder sites and structures for sale, once an offer is received, Florilow Oaks, Inc. has the right to match the offer before any sale can be finalized. Sites of 2500 square feet or less require the purchase of seven shares, seven thousand (7,000) dollars. Sites of more than 2500 up to 5000 square feet require the purchase of eight shares, eight thousand (8,000) dollars. Sites of more than 5000 square feet require the purchase of eight-and one-half shares, eight thousand five hundred (8,500) dollars.

The price of a site, with or without structures, will be set by the current owner and paid to the current owner. The buyer must pay the price of the shares to Florilow Oaks, Inc. before the seller can redeem his share amount from Florilow Oaks, Inc.

The remaining amount of the yearly maintenance fee is to be decided between the buyer and seller. Florilow Oaks charges no fees for listing or sales. Shareholders selling their personal property will pay a \$250.00 fee. Leaseholders using any park services for selling their property will pay \$250.00. New Shareholders will pay a \$250.00 fee.

You will receive an official "Share Certificate" from management giving you full rights to being a Shareholder. As a shareholder, you have the opportunity to vote and run for the Board of Directors.

A Board member must be current on all fees due to the park, single (not married), widowed, or divorced, unless you are a lease holder.

NOTE:

Only two (2) sites will be allowed to be assigned to a single shareholder, after which one site must be listed for sale at market value no later than (30) days from the date that second site was assigned.

SHARES PURCHASED AND REDEEMED 2024

SHARE #	DATE	PERSON	AMOUNT	STATUS
305	4/24/2024	Larry Welborn	7	REDEEMED
102	2/8/2024	Pappagallo Est.	7.5	REDEEMED
415	2/8/2024	Mary Robinson	8.5	PURCHASED
108	2/16/2024	Dan Pyle	7	PURCHASED
108	3/5/2024	Pam Bristol	7	REDEEMED
235	4/17/2024	Mel Bice	7	REDEEMED
347	4/23/2024	Barbara Shaw	7.5	PURCHASED
349	4/26/2024	Charles Tyner	7	PURCHASED
345	5/14/2024	Marty Walker	7	PURCHASED
239	5/14/2024	Lela Campbell Estate	7	REDEEMED
351	6/7/2024	Nancy Miller	7	PURCHASED
328	6/10/2024	Houston Lasater	7	REDEEMED
352	6/12/2024	Pat Valerino	7	PURCHASED
277	6/17/2024	Susan Guiteras /Talbott	7	REDEEMED
184	7/17/2024	Eileen Ricker	8.5	REDEEMED
354	7/24/2024	James Wells	7	PURCHASED
345	7/25/2024	Marty Walker	7	REDEEMED
347	4/17/2024	Barbara Shaw	7	PURCHASED

Shareholders By Site and Certificate Number As Of 2024

Site	Certificate Number	Name	Purchase Date	Shares
102	300	Cereska, Elizabeth	6/3/2020	7
104	344	Blackford, Lynda	12/20/2023	7
106	228	Cole, Estoria	2/6/2013	7
108	341	Lowe, Mary	5/22/2023	7
110	346	Pyle, Dan	3/5/2024	7
111	306	Koepka, Dale	11/16/2020	8.5
112	257	Hyndman, Janice	4/9/2016	7
114	297	Murphy, Adina	1/14/2020	7
116	224	Krusinski, Laurie	4/25/2012	7
119	287	La Lena, Marie	9/19/2019	7
121	167	Landry, Jeanette	12/29/2004	7
122	329	Danzing, Patricia	5/30/2022	7
124	280	Packard, Richard	1/2/2019	7
202	322	Short, Ron	2/8/2023	8.5
206	353	Kibler, Sara	7/18/2024	8.5
208	322	Bassler, Don	8/10/2021	7
209	248	Martin, Eleen	11/20/2015	8
211	313	Davison, Diann	3/8/2021	7.5
213	345	Walker, Marty	2/13/2024	8.5
217	271	Schrad, Kathy	1/9/2018	8.5
219	324	Rains, Sheila	8/19/2021	7
220	342	Welborn, Larry	10/16/2023	7
221	321	Salzer, Wanda	8/5/2021	7
223	199	Burnett, Karen	4/7/2014	8.5
224	340	Mallernee, Don	5/15/2023	7
225	290	Gardner, Linda	11/12/2019	7
226	196	Latham, David	2/8/2008	7
227	312	Curby, Duane	3/2/2023	7
228	349	Tyner, Charles	4/24/2024	7
230	301	Frankel, Scott	8/7/2020	7
231	351	Miller, Nancy	6/6/2024	7
232	291	Leithoff, Pat	3/12/2019	7
233	310	Deanna, Ross	2/16/2021	8.5
234	196	Overby, Barbara	1/18/2008	7
235	347	Shaw, Barbara	4/17/2024	7.5
236	330	Long, Mary	8/1/2023	7
238	339	Soodsma, Norma	4/10/2023	7

240	273	Gilvey, Cecilia	1/27/2018	7
242	218	Johnson, Thomas	5/12/2011	7
243	269 REV	Rodgers, John	9/25/2020	8.5
244	222	Peper, Jeanne	3/26/2012	7
246	314	House, Nancy	3/25/2021	8
247	193	Sprader, Darlene	12/14/2007	8.5
249	253	Keklak, Richard	2/28/2023	8.5
251	192	Elms, Richard	11/15/2007	8.5
253	188	Shanks, Donald	10/4/2006	8.5
255	144	Bakutis, Lila	1/2/2001	7.5
258	183	Frederick, Carol	4/1/2006	8.5
301	338	Huntley, Joseph	3/2/2023	8.5
303	330	Hudson, Anne	11/6/2023	7
304	319	Conrad, Pam	6/10/2021	8.5
305	259	Branch, Rebecca	11/15/2016	7
306	216	Englar, Marcia	2/11/2011	7
308	327	Mindt, Jay	7/16/2021	7
311	241	Steiner, Arlien	2/2/2015	7
313	333	Well, Jmaes	10/12/2022	7
315	318	Kibler, Sara	10/28/2021	7
401	176	Czedik, Charlie (LH/SH)	11/16/2005	7
405	221	Ross, Julie	7/1/2005	8.5
406	285	Hastings, Sherry	8/27/2019	8.5
407	332	Berger, Eric	7/21/2022	8.5
409	317	Spivey, James	4/30/2021	8.5
413	296	Fuller, Sam	1/14/2020	8.5
415	347	Robinson, Mary	2/28/2024	7.5
422	242	Clark III, Roy S.	2/2/2015	7
424	303	Valerino, Pat	10/23/2020	7
426	304	Blanchard, Jeff	11/3/2020	7
428	202	Downes, Barbara Anne	11/13/2008	7
430	323	O'Sullivan, Candace	8/19/2021	7
432	354	Wells, James	7/23/2024	7
433	282	Higginbotham, James William	4/26/2019	7
434	320	Hannar, Craig	2/21/2023	7
435	343	Bird, Allen	10/13/2023	7
436	308	Pulliam, Marsha	12/10/2020	7
437	352	Valerino, Patricia	6/12/2024	7
439	235	Gleason, Kay	11/4/2014	7
441	331	Rodino, Denise	6/21/2022	7
443	191	Brown, Bruce	8/17/2007	7
445	263	Alexander, Sharon	2/9/2017	7
447	264	Wilson, Margie	5/5/2017	7
	51	Catucci, Celestina	4/29/1988	5
	127	Robert, Claire	8/16/1999	5

Leaseholders---December 2024
21 IN TOTAL

Site	Name	From
115	Moot, Barry and Cheryl	NY
117	Atkinson, Gail and Bill	NY
205	Bassler, Don (Shareholder also)	NE
207	Royce, Eric	VT
215	Kolb, Bea & Martin, Bob	WI & WV
218	Howard Pfaff	NC
229	Dezell, Lee & Sister, Donna McBath	NY
237	Jones, Linda	FL
239	Goodrich, Edwin	NY
241	Merrill, Priscilla and Meserve, Brian	FL.
245	Smith, Porgy	NY
250	Greenwood, James and Gloria	VT
252	House, Charlotte and	NH
257	Douglas, Rocky	ME
401	Czedik, Charlie (Shareholder also)	MA
402	Rogers, Michael and Paulette	VT
403	Smith, Maureen	OH
404	Schakel, Garry and Parham, Lin	VT
408	Moore, Gerry	NY
411	Hack, Adrienne (Sam)	IL
417	Ringle, Denise and Collister, Debra	MI

Shareholder/Leaseholder Site History through December 31, 2024

SITE #	NAME	NAME	NAME	NAME	NAME	NAME	NAME	NAME
102-S	Vivitsky, H	Clark, B.J.	Smith, D	Parham, L	Cereska, E			
104-S	Botte, V	Bennett, C.	Campbell, C	Gaydos, K	Andrews, R	Blackford, L		
106-S	Taylor, R	Nelson, J	Taylor, L	Smith, A	Schotta, J	Simonson, S	Cole, E	
108-S	Nichols, R	McRae, J	Dinsmore, N	Henry, G	Ingve, E	Shinevar, D	Poisson, D	Lowe, M
110-S	Leavitt, M	Zappia, A	Bassett, V	Erickson, N	Frederick, N	Johnson, N	Bristol, P	Darrow, C
	Chmela, W	Norton, D	Bristol, P					
111-L/S	Perkins, J	Lowe, E	Tisdale, H	Bowman, L	Allen, K	Strickland, H	Gaver, C	Koepka, D
112-S	Powell, F	Cheffy, M	Frederick, N	Hyndman, J				
114-S	Witz, E	Hill, M	Lyday, W	Brizzee, B	Strickland, H	Smith, R	Atherton, S	Wierback, E
	Tucker, L	Rostkowski, B	Kenfield, J	Murphy, D				
115-L	Perkins, B	Bassett, V	Bassett, M	Moot, B & C				
116-S	Bates, E	Hock, K	Chilson, C	Penner, F	Stabinski, M	Grover, P	Allam, R	Krusinski, L
117-L	Bush, J	Bruning, H	Cranston, J	Atkinson, G				
119-S	Morrison, M	Kerr, A	Hannifan, A	Selby, M	Frederick, C	Huffstutter, C	Darrow, C	Burnett, K
	Simpson, B	LaLena, M						
121-S	Kessler, E	Kelliher, I	Mowry, S	Landry, J				
122-S	Strickland, H	Hannifan, A	Gatling, J	Osterhoudt, F	Grover, P	Boisvert, R	Schrad, K	Weech, J
	Danzing, P							
124-S	Clorite, D	Free, I	Nassif, M	Johson, P	Gatling, J	Copenhaver, M	Packard, R	
202-S	Parkinson, G	Taylor, R	Huffstutter, C	Short, R				
205-L	Prefontaine, H	Prefontaine, T	Bassler, D					
206-S	Colby, J	Bower, J	Mowry, S	Yager, B	Ricker, E			
207-L	Tombs, R	Royce, EC	Royce, E					
208-S	Johnston, J	Patch, C	Keklak, R	House, N	Bassler, D			
209-S	Dixon, B	Stephens, W	Hilton, A	Hull, H	Carpenter, K	Campbell, E	Martin, E	
211-S	Brown, H	Easling, K	Smith, M	Dorsey, H	Selby, M	Bristol, P	Davison, D	
213-L	Martin, H	Jansen, D	Pennell, J	Florilow				
215-L	Bean, A	Kolb, B						
217-S	Boyle, R	Fox, W	Metts, C	Schrad, K				
218-L	Marshall, K	Adams, W	Szydlowski, C	Pfaff, H				
219-S	Vanderjagt, R	McManus, H	Cash, C	Costain, D	Czedik, C	Weech, J	Proctor, E	Keeton, C
	LePage, D	Rains, S						

Shareholder/Leaseholder Site History through December 31, 2024

220-S	Potter, F	Brinley, H	King, L	Lineman, D	Simmons, P	Lucas, M	Shanks, J	Berns, M
	Welborn, L							
221-S	McManus, H	Cash, C	Allam, R	Sargent, H	Rhoades, R	Pierce, S	Martin, J	Gottfried,
	Spivey, J	Salzar, W						
223-S	Glover, O	Rhoades, R	Dahl, E	Burnett, K				
224-S	Anderson, H	Geiger, K	Potter, M	Sprader, D	Lewis, T	Mallerneeee, D		
225-S	Jansen, D	Roberts, R	Mastro, P	Price, V	Pierce, S	Mattson, D	Parker, J	Gardner, L
226-S	Mansfield, H	Urbas, R	Osterhoudt, F	Cheffy, M	Nichols, R	Latham, D		
227-S	Price, J	Sargent, B	Iacovelli, K	Keklak, R	Curby, D			
228-S	Piirainen, V	Manicone, M	Reynolds, L	Mansfield, H	Proud, G	McGlocklin, J	Welborn, L	
229-L	Carnal, A	Dezell, B	McBath, D					
230-S	Miner, C	Simmons, P	Kasacek, E	Dargie, E	Frankel, S			
231-S	Fearon, S	Fluker, J	Wierback, E	O'Laughlin, J	Hicks, D	Higginbotham, J	Higginbotham, B	Lasater, H
232-S	Carrerio, L	Blobaum, R	Huffort, G	Patch, C	Farley, R	Critchlow, D	Cheffy, M	Hicks, D
	Leithoff, P							
233-S	Crimmins, E	Roegner, R	Hoffman, J	Bourke, H	Darch, M	Kuhn, R	Hastings, S	Quigley, M
	Ross, D							
234-S	Osterhoudt, F	Spicer, B	Heuer, B	Mowry, S	Johnson, P	Landry, J	Markus, D	Sawyer, B
	LeDrew, M	Overby, B						
235-S	Moore, B	Hensley, B	Curby, D	Bice, M				
236-S	Morrison, M	Tisdale, H	Wilson, L	Sawyer, B	McCoy, D	Shanks, J	Cusick, S	Lowe, M
237-L	Nunes, J	Honaman, D	Mittenzwey, W	Jones, L				
238-S	Remick, G	Mitchell, B	Barker, L	Erickson, N	Riedel, J	Cheffy, M	Manville, T	Barnard,
	Barnard, V	Owen, G	Soodsma, N					
239-L	Nunes, J	Shaner, V	Zappia, A	Owen, JL	Goodrich, E			
240-S	Broady, A	Cheney, B	Batchelder, A	Riedel, J	Gilvey, C			
241-L	Lucas, E	Booze, V	Riedel, E					
242-S	Elston, ?	Lee, B	Baldwin, J	Johnson, T				
243-S	Nunes, J	Delair, S	DeBerard, D	Brehm, B	Rodgers, J			
244-S	Catucci, C	Cheney, B	Peper, J					
245-L	Goodwin, W	Cash, C	Remick, G	Osterhoudt, F	Smith, P			
246-S	Bindrim, M	Meade, E	Moore, G	Shinevar, B	Domit, O	House, N		

Shareholder/Leaseholder Site History through December 31, 2024

247-S	Whitebread, A	Patterson, H	Short, C	Sprader, D				
249-S	Clorite, D	McCoy, D	Dain, L	Keklak, R				
250-L	Quint, P	Brown, W	Goudreau, R	Greenwood, J				
251-S	Brown, W	Rudder, D	Elms, R					
252-L	Smith, R	Gove, L	Nichols, R	Batchelder-Hudson	???????			
253-S	Staggers, B	Winter, M	Vanderjagt, R	Roegner, R	Shanks, D			
255-S	Allan, K	Nelson, J	Bakutis, L					
257-L	Buck, J	Carpenter, K	Douglas, R	Douglas, R				
258-S	Hodge, D	Quelch, S	Frederick, C					
301-S	Blain, W	Caldwell, R	Stabinski, M	Nichols, R	Critchlow, D	Beacom, M	Henderson, R	Huntley, V
	Huntley, J							
303-S	Low, H	Budz, L	Vail, M	Copenhaver, M	Long, M	Hudson, Anne		
304-S	Gartenmayer, P	Lawson, S	Gleason, J	Heuer, B	Henderson, R	Smith, D	Conrad, P	
305-S	Hack, A	Miner, C	Urbas, R	Branch, R				
306-S	Newby, A	Mansfield, H	Mickilowski, F	Brown, L	Von Esch, L	Englar, C	Englar, M	
308-S	Bell, E	Redmond, J	Mindt, J					
311-S	Miner, C	Love, R	Erhardt, E	Steiner, A				
313-S	Budz, L	Geiger, K	Kossman, B	Kelliher, I	Stabinski, M	Spicer, B	Cheffy, M	Peper, J
	Wood, N	Sutton, H	Lyles, L	Wells, J				
315-S	Sawyer, B	Allam, R	Holiday, J	Doersam, D	Kibler, S			
401-L	Hodge, D	Cassini, L	Frederick, C	Czedik, C				
402-L	Rogers, R	Rogers, M						
403-L	Kennedy, J	Smith, R	Smith, M	Coors, B				
404-L	Osborne, C	Osborne, A	Schakel-Parham					
405-S	Strickland, H	Canright, J	Campbell, C	Ross, J				
406-S	Talburt, E	Barbour, W	Hastings, S					
407-S	Thomas, R	Wolfe, B	Kossman, B	Dorsey, H	O'Loughlin, J	Berger, E		
408-L	Penley, C	Doll, J	Doll, D	Moore, G				
409-S	Counts, H	Kessler, E	Kelly, S	Mulholland, R	Sawyer, J	Spivey, J		
411-S	Cooper, D	Roberts, R	Hack, A					

Shareholder/Leaseholder Site History through December 31, 2024

413-S	Bottiger, R	Osterhoudt, F	Kenfield, J	Fuller, S				
414-R	Barker, L	ANNUAL						
415-S	Kirby, R	Lee, B	Pappagallo, V					
416-R	Born, E	ANNUAL						
417-L	Smith, J	Leandro, M	Trask, E	McRae, J	Bourke, H	Ringle, Collister		
420-R	Leutje, C	ANNUAL						
422-S	Carpenter, K	Sargent, H	Monju, C	Gatling, J	Burnett, K	Ross, J	Clark III, R	
424-S	Bates, E	Johnson, N	Tew, G	Valerino, P				
426-S	Jacobsen, M	Purmort, G	Rodgers, J	Blanchard, J				
427-R	Creager, G	ANNUAL						
428-S	Hayworth, R	Price, J	Briggs, J	Fulkerson, V	Bowling, B	Dotson, R	Downes, B	
430-S	Barbour, W	Tarantino, E	Mowry, S	Carpenter, J	Harrison, BJ	Smith, L	O'Sullivan, C	
432-S	Harris, C	Leavitt, M	Wolfe, B	Costain, D	Coy, H	Campbell, L		
433-S	Bates, K	Rice, E	Gottfried, S	Higginbotham, J W				
434-S	Nugent, F	Czedik, C	Shinevar, D	Lucas, S	Keklak, R	Dover, R	Mathis, L	Short, R
	Hannar, C							
435-S	Lusby, G	Norton, D	McDonald, L	Bird, A				
436-S	Ruddger, D	Kossman, E	Leavitt, M	Kelly, S	Owen, L	Pulliam, M		
437-S	Miller, J	Budz, L	Weech, J	Talbott, A				
439-S	Pocock, E	Briggs, J	Arthurs, M	Yager, B	Carlson, N	Ricker, E	Gleason, K	
441-S	Mitchell, B	Bingham, K	Carlson, N	Rodino, D				
443-S	Way, I	Driscoll, D	Smock, C	Gross, R	Brown, B			
445-S	Magee, P	Hoffman, J	Allen, T	Alexander, S				
447-S	Beare, ML	Smith, M	Wilson, M					

Board of Directors 1983 - 84 to Present

	LAST NAME	FIRST NAME	YEARS SERVED		
1	WAY	INEZ	1983-85		
2	FANSLER	LUCILLE	1983-85		
3	BAILEY	BETTY	1983-84		
4	LOVAN	BOB	1983-84		
5	COUNTS	HOWARD	1983-87		
6	MALANOPHY	MARCIA	1983-84		
7	MITCHELL	BEA	1983-85		
8	TAYLOR	RUTH E.	1984-89	1995-98	
9	BOTTIGER	C. RUTH	1985-86		
10	LOW	HELEN	1985-86		
11	VANDER JAGT	ROSE	1985-86		
12	VITVITSKY	HELEN	1985		
13	POCOCK	EVELYN	1985-86		
14	CLORITE	DOTTIE	1985-88		
15	KIRBY	RUTH	1985-87		
16	COANGELO	BETTY	1985		
17	MILLER	JEAN	1986-87	1994-97	1997-2000
18	JENSEN	DAGMAR	1986-88		
19	PRICE	JERI	1987		
20	CASH	CORRINE	1987-88		
21	HARRIS	MARY	1987-88		
22	MORGANTHALER	EDATH	1987		
23	ROARK	MARY	1988-90		
24	HONAMAN	DORIS	1988		
25	NICHOLS	RUSS	1988-93		
26	LEAVITT	MIRIAM	1989-92	2000-2003	
27	BARBOUR	WIL	1989-93	1999-2002	
28	BALDWIN	JOAN	1990-93		
29	DRISCOLL	DENNIE	1990-94		
30	REMICK	BETTY	1990-91		
31	BINDRIM	MARY ANN	1990-95		
32	CARRIERRO	LOUIS	1990		
33	JACOBSON	MARJE	1991-94		
34	LEE	BARBARA	1991-94		
35	ZAPPIA	ANNE	1991-94		
36	BATES	KAY	1991		
37	McRAE	JAN	1992-95		
38	BUDZ	LES	1992-93		
39	TALBURT	BETTY	1993-96		
40	MORRISON	MARGO	1993-95		
41	COORS	ELIZABETH	1993-97		
42	FEARON	SHIRLEY	1993-94		
43	BASSETT	VERA	1993-94	1995-97	1999-2002 2005-2006
44	FOX	WARREN	1994-96		

Board of Directors History, 2 of 3

45	CRIMMINS	EDITH	1994-97				
46	BLOBAUM	ROMAINE	1994-97				
47	BEACOM	MARY	1995-98	1998-2001	2001-2002		
48	BATES	ELSIE	1995-96	1996-99			
49	MINER	CHARLES	1995-98				
50	BRIGGS	JEAN	1994-97	1997-2000			
51	STRICKLAND	H. L.	1996-99	2002-2005	2005-2008		
52	SMOCK	CHESTER	1996-99				
53	NASSIF	MERPH	1996-97	1997-2000			
54	SMITH	JERRY	1997				
55	CRANSTON	JEAN	1998	1998-2001			
56	BATCHELDER	ANN	1998-2001	2001-2004	2006-2009		
57	CARPENTER	BARBARA	1998-99				
58	PAPPAGALLO	VITO	1999-2002				
59	WOLF	BEVERLY	1999-2002				
60	SMITH	JEAN	1999-2000				
61	POTTER	MEL	2000-2003	2003-2006	2006-2007		
62	SIMMONS	PAT	2000-2002				
63	URBAS	RUTH	2000-2002				
64	DOUGLAS	RANDY	2000-2003				
65	HENSLEY	BRIAN	2000-2001				
66	ALLAM	RICHARD	2001-2004	2004-2007	2007-2010		
67	BAKUTIS	LILA	2001-2004	2004-2007	2005-2008		
68	GAYDOS	KARIS	2002-2005	2013-2016			
69	CHENEY	BEVERLY	2002-2003	2003-2006			
70	VON ESCH	LYNNE	2003-2006				
71	SAWYER	BARBARA	2002-2005				
72	BOURKE	HARRY	2003-2004	2004-2005	2005-2008	2010-2013	2013-2014
73	OSTERHOUDT	FRANK	2004-2007	2007-2010	2012-2013		
74	KOSSMAN	BETTY	2004-2007				
75	FREDERICK	NANCYLEE	2005-2006	2006-2009			
76	MOWRY	SUE	2006-2009				
77	RHOADES	ROBERT	2006-2007	2008-2009	2009-2010		
78	CZEDIK	CHARLIE	2007-2010	2010-2013	2013-2016		
79	BOISVERT	ROBERT	2007-2008				
80	FREDERICK	CAROL	2008-2011				
81	SARGENT	BERLE	2008-2010				
82	DORSEY	HELGA	2008-2009				
83	SHANKS	DON	2008-2011	2011-2014			
84	HUDSON	ANNE	2006-2009	2009-2012			
85	ELMS	RICH	2009-2012	2017-2019			
86	ROYCE	ERIC	2009-2012	2012-2015			
87	SPRADER	DARLENE	2010-2013				
88	KOLB	BEA	2010-2011				
89	LATHAM	DAVID	2010-2011	2011-2014	2014-2017		
90	OWEN	LARRY	2011-2014	2014-2017			
91	RIEDEL	ERNIE	2011-2012				

92 JOHNSON TOM	2012-2014		
93 HUFFSTUTTER CAROLYN	2012-2015		
94 MANVILLE TRENA	2013-2016		
95 GAYDOS KARIS	2013-2015	2017 ALT	2018 ALT 2021 - 2022
96 CZEDIK CHARLIE	2013-2016	2016-2018	
97 BRISTOL PAMELA	2014-2017		
98 ROSS JULIE	2014-2015	2016-2018	
99 Downs Barbara	2014 ALT		
100 MATTSON DAVE	2015-2015		
101 RICKER EILEEN	2015-2017	2023-2024	
102 Shine Var Dawn	2015-2017		
103 Englar Cordelia	2016-1018		
104 Clark Roy	2016 ALT		
105 Greenwood Jim	2016 ALT	2018-2020	2023-2024
106 Gottfried Susan	2017-2018		
107 Kuhn Bob	2017-2018		
108 Kenfield Jim	2017	2018-2020	
109 Moore Gerry	2017	2022	
110 Short Caroline	2017 ALT		
111 Dain Lou	2018-2020	2021- 2022	
112 Henderson Ron	2018		
113 Keklak Rich	2019-2021	2021-2024	
114 Burnett Karen	2019-2021	2021-2022	
115 Tew Gerry	2019-2020		
116 Brehm Barbara	2019		
117 Jones Linda	2019		
118 Hudson Anne	2019	2022 2024	
119 Leithoff Pat	2021-2024		
120 Laughlin Joanie	2021-2022		
121 Copenhaver Marty	2021-2022		
122 Smith Maureen	2021-2022		
123 Cereska Elisabeth	2021 2022		
124 Fuller Sam	2021	2023ALT	
125 Alexander Sharon	2021		
126 Kirby Duane	2021-2023		
127 Spivey Lowell	2022	2024	
128 Scott Frankle	2022		
129 Sara Kibler	2022	2024-2025	
130 Larry Welborn	2022-2024		
131 Pulliam Marsha	2022 ALT	2023 2024	
132 Bassler, Don	2023 ALT	2023-2024	
133 Wells, James	2024-2025		
134 McBath, Donna	2024-2025		
135 Berger, Eric	2024-2025		

Florilow Board of Directors 2020-2021

PRESIDENT:	David Latham* Acting	216-832-7030
VICE PRESIDENT:	Linda Jones * Acting	727-307-4350
TREASURER:	Kathy Schrad * Acting	573-434-7315
SECRETARY:	Michele Barnard * Acting	585-362-1318
MEMBER:	Susan Gottfried * Acting	321-514-8298
MEMBER:	Howard Pfaff * Acting	828-734-5699
MEMBER:	John Rodgers * Acting	314-922-4391
MEMBER:	Rick Packard * Acting	269-569-4836
MEMBER:	Gerry Moore * Acting	603-219-6898
MEMBER:	Joanie O'Loughlin * Acting	541-905-2195

Brief History of Bushnell

Sumter County was established from a portion of Marion County, by legislation on January 8, 1953, and proves today to be the same small "community" with dreams.

Up until 1881, all county business was conducted in Leesburg, which was part of Sumter County at the time. County business remained in Leesburg until the decision was made to move to Sumterville when an election was held on October 10, 1881 to move the Sumter County Courthouse.

Due to rough terrain, travelling proved hard from Sumterville and Leesburg, as well as throughout the rest of the county. The newly constructed rail lines were utilized for transportation. The courthouse remained in Sumterville until a fire destroyed the building on January 30, 1909. The county Commission was set back for a short time due to losing their meeting minutes in the fire. Mr. Rutland was approached by the board, and the County rented a site for \$150 per year until the new courthouse was constructed.

Another election was held in 1912 to determine the courthouse location. There was a bit of bitter political fighting on this matter. The votes were cast between Wildwood and Bushnell. By a margin of nine, Bushnell was selected the new county seat for Sumter County. Acreage was purchased in Bushnell for an undisclosed amount, and the construction contract was awarded to J. F. Jenkins for \$49,759.

The completion of the Sumter County Courthouse was a long-awaited event as local townspeople watched each brick being laid. The construction began in 1912 and was completed in 1914. The County Seat remains unchanged today.

Florilow Campground was originally developed in 1973 as Arky's Overnight campground and the sewer plant has operated continually since then.

Did You Know?

- We have 148 sites, of these 22 are lease sites, 23 are designated annual rental sites, 78 are shareholder sites and the remaining 25 are for seasonal rentals and shorter stays. One new site was added in 2023.
- Each year seasonal campers visit us, and they make for an active and interesting community.
- It takes 8.5 shares for a 5,000 sq. ft. lot assignment, 8 shares for sites between 2,500 – 5,000 sq. ft. lot assignment and those under 2,500 sq. ft. require 7 shares.
- There are nine (9) board members, each member usually serving for 3 years. Elections are held every March. More than 132 people have taken a turn as member of the Board of Directors.
- Florilow, Inc. has bought 16 of the 38 original 99-year lease sites and two lease sites were donated back to the park. Those lots were converted into shareholder sites.
- Elizabeth Bell donated her site and her 5 shares back to the park in 2013. Jack Pennell sold his lease for a small amount to the Park in 2023.
- There are no shareholders remaining who bought into Florilow, Inc. before Oak Haven Estates changed its name to Florilow Oaks.
- The hobby/workshop is always open for everyone to use or get nails, screws, wood or to borrow tools.
- Prior to 2000, the only cement near the recreation hall was between the mailboxes and the restrooms.
- The property was originally developed in 1973 as Arky's Overnight Campground. The Sewer Plant operated continually until August, 2023 when the Park built a new lift station and hooked the sewer system into the City of Bushnell. The original Sewer plant was decommissioned in 2023.
- Florilow was annexed into the City of Bushnell in December of 2021.

The Way It Is

By Dolly Rudder (CT)

Florilow Oaks is the place to be,
Lots of fun and friends to see,
At eight each morning, meet in the hall,
Coffee is there, for one and all.

MONDAY – off to the flea market we go,
There are so many buys, it's hard to say no,
TUESDAY – we have kayaking or biking, We try
to stay in shape to our liking.

WEDNESDAY – morning no matter the weather, it's
social hour and we all get together.

THURSDAY – is our crazy hat day,
Lots of fun every day.

FRIDAY – the bikers/kayakers go off for a spin, bet
there's a few places they haven't been.

SATURDAY – is our movie night, And lots of
popcorn, with our sight.

SUNDAY – is our hot dog roast,
And fun and singing by the campfire.

Exercise classes keep off the weight, so we feel
less guilty for all we ate.

There's Happy Hour each day at four,
Campfire, singing, a cookout or more.

Pinochle, cribbage and thirty-one too,
Shuffleboard, horseshoes – there's plenty to do.

Some play golf and have such fun,
Out in the air and the Florida sun.

There's always a dance or swimming nearby,
plenty of trips and shows to try.

Holidays are always a special treat,
Our campground fun would be hard to beat.

Come join in the fun, all you folks,
Do hope you'll visit our Florilow Oaks RV Park.

