

2008 FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Mar 31, 2008 8:00 am
Secretary of State

03-31-2008 90012 049 ***158.75

DOCUMENT # H57078 1. Entity Name TROPICANA HOMEOWNERS' ASSOCIATION, INC.																													
Principal Place of Business 12551 COCONUT DR. FORT MYERS, FL 33908 US			Mailing Address 12551 COCONUT DR. FORT MYERS, FL 33908 US																										
2. Principal Place of Business - No P.O. Box # 16617 LANTANA DR.		3. Mailing Address 16617 LANTANA DR.																											
Suite, Apt. #, etc.		Suite, Apt. #, etc.																											
City & State FORT MYERS FL.		City & State FT. MYERS, FL.		4. FEI Number 59-2544416																									
Zip 33908		Country US		Applied For ☐ Not Applicable																									
Zip 33908		Country US		5. Certificate of Status Desired ☐ \$8.75 Additional Fee Required																									
6. Name and Address of Current Registered Agent PALKA, NORMA R 12551 COCONUT DRIVE FORT MYERS, FL 33908			7. Name and Address of New Registered Agent Name MARTHA ALBERT Street Address (P.O. Box Number is Not Acceptable) 16617 LANTANA DR. City FT. MYERS FL Zip Code 33908																										
8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent. SIGNATURE MARTHA ALBERT, SECRETARY <i>MARTHA ALBERT, Secretary 3-14-08</i> Signature, typed or printed name of registered agent and title if applicable. (NOTE: Registered Agent signature required when reappointing)																													
FILE NOW!!! FEE IS \$150.00 After May 1, 2008 Fee will be \$550.00		9. Election Campaign Financing Trust Fund Contribution. ☐ \$5.00 May Be Added to Fees																											
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12. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address, with all other like empowered.																													
SIGNATURE: <i>John Bainbridge, Treasurer</i> John Bainbridge, Treasurer 482-4471 SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR Date Daytime Phone #																													

ATTACHMENT

457078

40054596

**Notification of Directors/Officers of Tropicana Homeowners
Association to Park Owner**

April 1, 2008

To: Mr. Richard A. Martin, Managing Trustee
Fort Myers 21
16711 McGregor Blvd.
Fort Myers, FL 33908

On behalf of the Tropicana Homeowners Association, and in compliance with Section 723.067(1), Florida Statutes, the following are the names and addresses of the Directors and Officers of the Association as of March 15, 2008.

President/Director

Ron Covington
16617 Avocado Drive
Fort Myers, FL 33908

Director

Pat Combs
12532 Poinciana Drive
Fort Myers, FL 33908

Vice President/Director

Al Joseph
12526 Banyan Drive
Fort Myers, FL 33908

Director

Dan Hogan
12551 Coconut Drive
Fort Myers, FL 33908

Secretary/Director/Reg. Agent

Martha Albert
16617 Lantana Drive
Fort Myers, FL 33908

Director

Buttons Carpenter
16618 Avocado Drive
Fort Myers, FL 33908

Treasurer/Director

John Bainbridge
12566 Flamingo Drive
Fort Myers, FL 33908

Director

Robert Walters
12564 Flamingo Drive
Fort Myers, FL 33908

Assistant Treasurer/Director

Garry Stroud
12575 Palmetto Drive
Fort Myers, FL 33908

Tropicana Homeowners Association



Ron Covington, President

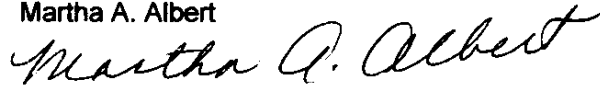
ATTACHMENT 40054576
H57078

To: Florida Department of State
From: Tropicana Homeowners Association
Re: New Registered Agent

I, Martha Albert, accept the appointment as Registered Agent of Tropicana Homeowners Association, Inc. I am familiar with and accept the obligations of this position.
The new address of the Registered Agent and Registered Office is:

Martha A. Albert
16617 Lantana Drive
Fort Myers, FL
33908

Martha A. Albert



Registered Agent
Signed March 23, 2008

ATTACHMENT

#H57078

40054576

SPECIAL MEETING
TROPICANA HOMEOWNERS' ASSOCIATION
JANUARY 22, 2008

THIS MEETING WAS PRESIDED OVER BY FORMER PRESIDENT GEORGE DRIER FOR THE SOLE PURPOSE OF DECIDING AMONGST OURSELVES WHO THE OFFICERS AND REGISTERED AGENT WILL BE FOR 2008.

IN ATTENDANCE:

JOHN BAINBRIDGE
MARTHA ALBERT
GARY STROUD
RON COVINGTON
NORMA PALKA
AL JOSEPH
JOAN DISKIN
DAN HOGAN
PAT COMBS

AL JOSEPH MADE A MOTION TO NAME RON COVINGTON FOR PRESIDENT, SECONDED BY GARY STROUD AND ACCEPTED BY ALL.

GARY STROUD MADE A MOTION TO NAME AL JOSEPH FOR VICE-PRESIDENT, SECONDED BY NORMA PALKA AND ACCEPTED BY ALL.

RON COVINGTON MADE A MOTION TO NAME JOAN DISKIN FOR SECRETARY. SHE DECLINED THE NOMINATION.

NORMA PALKA MADE A MOTION TO NAME MARTHA ALBERT FOR SECRETARY, SECONDED BY PAT COMBS AND ACCEPTED BY ALL.

JOHN BAINBRIDGE MADE A MOTION TO NAME NORMA PALKA TREASURER. SHE DECLINED THE NOMINATION.

JOAN DISKIN MADE A MOTION TO NAME JOHN BAINBRIDGE TREASURER, SECONDED BY NORMA PALKA AND ACCEPTED BY ALL.

AL JOSEPH NOMINATED GARY STROUD FOR ASSISTANT TREASURER, SECONDED BY PAT COMBS AND ACCEPTED BY ALL.

MARTHA ALBERT NOMINATED NORMA PALKA FOR REGISTERED AGENT, SECONDED BY AL JOSEPH AND ACCEPTED BY ALL.

ATTACHMENT
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SLATE OF OFFICERS FOR 2008

RON COVINGTON
AL JOSEPH
MARTHA ALBERT
JOHN BAINBRIDGE
GARY STROUD
NORMA PALKA

PRESIDENT
VICE PRESIDENT
SECRETARY
TREASURER
ASS'T. TREAS.
REG. AGT.

RESPECTFULLY SUBMITTED,

Joan E. Diskin

JOAN E. DISKIN, SECRETARY

ATTACHMENT 40054576
#H57078

TROPICANA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 14, 2008

The meeting was called to order at 3:00 PM by President Ron Covington. The following board members were present: Al Joseph, John Bainbridge, Martha Albert, Dan Hogan, Gary Stroud, Joan Diskin, Norma Palka, and Pat Combs. Also in attendance were Joan Steinke, FMO Representative, and Jackie Markham, President of TSC.

MINUTES

The minutes of Thursday, Jan 17th were read by Martha Albert, Secretary. A correction was made to the Treasurer's Report contained in the minutes due to addition of interest from the bank. The file copy of the minutes will be corrected. A motion to accept the corrected minutes was made by Pat Combs, seconded by John Bainbridge and accepted by all.

Treasurer's Report

This report was submitted by John Bainbridge.

Beginning Balance 12-31-2007	\$35,825.86
Income	1,757.40
Expenses	500.00
Ending Balance 1-31-2008	\$37,083.26

Some discussion followed pertaining to adjustments that would be made before the next meeting due to collection of storage lot fees. A motion to accept the report as printed was made by Pat Combs, seconded by Joan Diskin and accepted by all.

PRESIDENT'S REPORT

Due to resignations, the President needed to fill 4 positions on the Storage Lot Committee. The people named to fill those positions were Ray Harper, Fran Davis, Jim Ring and John Pierce. The Hurricane committee, also due to resignations, required 2 new members. Appointed to the Hurricane Committee were John Scott as chairman and Jim Ring as co-chairman.

COMMITTEE REPORTS

Homes For Sale By Owner - John Bainbridge presented the list. He then explained how the list was compiled. This list will be available from the Management Office to anyone interested in purchasing in the park. A notice to that effect will be in the next TSC newsletter.

Muscovy Duck Problem - Al Joseph has delivered a letter to all park residents explaining the Muscovy problem. There are four diseases that can be transmitted by their droppings. There are steps that can be taken by Game Warden to remedy this situation. The first

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offense is a fine of \$100.00. Al approached the neighboring homeowners on Water Lane about their practice of feeding the ducks. Anyone observing feeding of these pests should notify Al. The appropriate steps will be taken. Anonymity will be protected.

Informal Discussions with Park Management (PM) - Ron Covington and Al Joseph met with Jim Capes prior to the board meeting. The following items were discussed:

Pool Lighting - will be fixed.

Benevolent Fund - assumption made that the money in that fund will be matched by PM.

Homes in Park in Need of Power Washing - We are to have them washed. The receipt should then be given to PM. If there are units in need of painting, PM will reimburse us for the paint.

Speeding - If we report plate numbers of cars seen speeding in the park to Al or Ron, that can be taken care of.

New Chairs in Clubhouse - Nothing will be done to replace the new chairs with more comfortable models.

Complaint forms will be available in March to report violations of Park rules and regulations. PM will protect the anonymity of anyone submitting a report.

Tree Trimming - Tree trimmers have been reporting rats nest in palm trees. PM will be approached to help defray costs of trimming the trees. A count of the trees will be made.

Craft Building Parking Lot - Will be paved by November 2008. No expansion of this lot will be made.

Vehicle Storage Lot - As of the meeting of 1/28/2008 the lot fees have been collected and new keys issued. There are no empty spaces available. There are 6 open spaces on the canoe rack available at \$10.00 each per year.

2007 Treasury Audit Report - Audit done by Sue Begg. The accounts are in order. Sue made some recommendations as follows:

FMO and TSC monies should not be put through the THA account.

A dedicated computer should be used to keep THA records.

Professional help should be sought for special situation such as Tax Preparation and situations such as the Security Gate.

A full time park resident board member should be included as a signatory on the checking account when neither the Treasurer nor the Asst. Treasurer are in residence off season.

Norma Palka took exception to some of the recommendations and procedures followed by the Auditor. After some discussion a motion was made to accept the report as presented, with our thanks to Sue Begg, by Martha Albert, seconded by Pat Combs, and accepted with one dissenting vote.

OLD BUSINESS

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The minutes of the Special Meeting held to Elect the Board Officers on Tuesday, January 22, 2008 were presented. A motion was made to accept these minutes by Pat Combs, seconded by Garry Stroud, and accepted by all.

NEW BUSINESS

Election Procedure Report - Joan Diskin. This report was read by Joan Diskin. After some discussion of this report, Joan Diskin and Norma Palka tendered their resignations from The Homeowners Board of Directors to President Covington.

After further discussion a motion was made by Al Joseph to accept these resignations, seconded by John Bainbridge and accepted by all. President Covington requested input by anyone on people who would be interested in serving the park on the Board of Directors.

MEMBERSHIP INPUT - The meeting was temporarily recessed at 4PM for membership input.

Joan Steinke - How should the FMO funds be handled in the future? Should she write a personal check when cash is tendered? John Bainbridge suggested she should.

Bill Robinson - Questioned procedure for appointment of new Directors to replace resignees. Bill was involved in a prior situation which he felt was mishandled. Ron said he hadn't had a chance to review the procedure for replacing Directors.

Hazel Albert - Wondered about the distribution of the Audit report. Shouldn't this report be available to all THA members? This report will be available to all THA members who wish to see it.

Jackie Markham - Requested that the Board review and sign the Memorandum of Agreement. She requested a review of this document with TSC and THA working together.

Karin Bennett - Mentioned that people are still parking on the grass and storing large pieces of equipment in their yards.

The lack of NO SMOKING signs in the pool areas was noted. Al Joseph will take care of that issue.

NEW BUSINESS RESUMED

Dan Hogan suggested that we form a By-Laws committee to see if any updates should be made to the existing document. After some discussion, a motion to form a By-Laws Review committee was made by Martha Albert, seconded by Pat Combs. President Covington appointed Dan Hogan to chair this committee. The other members of the committee will be Gary Stroud and Hazel Albert.

Martha Albert requested that minutes of prior meeting not be read aloud at the meeting. Copies of the minutes will be delivered either by hand or electronically early enough for

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members to review them prior to the next meeting. John Bainbridge made a similar request about the Treasurer's report. After some discussion a motion was made to dispense with the reading of the minutes and the Treasurer's report at all future meetings, seconded by Al Joseph, accepted by all. Any reports can also be added and sent electronically or hand delivered.

There was a discussion on the benefits of printing a Financial Statement from John Bainbridge. This statement could be available to all homeowners from John or posted on the bulletin board. A notice of this will be published in the next newsletter.

John requested that he be able to seek professional help in filing the taxes for this year as he has no prior experience filing for a corporation.

In response to concern from Martha and John that we had not yet received a roster of members from the previous holders of our offices, Gary Stroud said he had an appointment with Joan Diskin to download this information from her computer. He will get this information to us as soon as he has it.

Gary Stroud handed out his views on what could be done to improve future Annual Meetings. He asked that we read it and provide feedback at the next meeting of the board.

There was a discussion of having a dedicated computer for THA business. No decisions were made on this issue.

Discussion of who should be the next Registered Agent for THA. With the resignation of Norma Palka, we are without that position. A motion was made to appoint Martha Albert as the Registered Agent for THA by Pat Combs, seconded by John Bainbridge, accepted by all.

ADJOURNMENT

At 4:30PM a motion was made to adjourn the meeting, seconded by Al Joseph, accepted by all. The next regular meeting of the board will be Thursday, March 13, 2008 at 3:00PM in the Clubhouse.

RESPECTFULLY SUBMITTED,

Martha Albert

MARTHA ALBERT, Secretary

ATTACHMENT

40054576

#HS7078

02/14/2008

TO MY FELLOW THA BOARDMEMBERS:

IT HAS BEEN A PRIVILEGE TO SERVE AS A BOARD MEMBER SINCE 2002
SO IT IS WITH REGRET THAT I RESIGN FROM MY POSITION ON THE BOARD.
IT WILL BE EFFECTIVE AFTER THE ADJOURNMENT OF TODAY'S MEETING.

WITH REGRET,

Norma K. Palka

NORMA PALKA

Registered Resident

ATTACHMENT #0054576
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02/14/2008

TO MY FELLOW THA BOARDMEMBERS:

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SO IT IS WITH REGRET THAT I RESIGN FROM MY POSITION ON THE BOARD.
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WITH REGRET,



JOAN E. DISKIN