

Questions and answers from the General Meeting

Several comments, suggestions and comments were made at the Advisory Board Annual General Meeting February 11, 2017. Below are answers/comments to each of those items. I have included several additional items that I believe are of interest to the residents.

1. Kay Bach, site 247 and Gerry Gulliver, site 494: Previously blue cards were used to request the park conduct repairs. Can that be reinstated and, if so, can the residents receive a copy of the card?

There is a maintenance log in the office that is updated daily. Any resident can put a request in the log. The maintenance supervisor goes through the log every day. The estimated time of completion is noted and the date, when completed, is logged. The maintenance log can be viewed by any resident at any time. Completed maintenance logs are kept for an extended time.

2. Unknown: Can we put an Advisory Board suggestion box in the lounge for residents to use?

A suggestion box will be located in either the lounge or the mail room.

3. Gerry Gulliver, site 494: There is interest in the park about providing more waterfront area for people to sit by the water. Also, there is concern that the kayak storage blocks viewing.

The park shore line has both mangoes and pepper trees. By state law the mangoes cannot be disturbed. The pepper trees do not have that distinction. This coming summer the park plans to aggressively trim the pepper trees between the water and volleyball courts. The kayak storage area is surrounded by mangoes,

which cannot be trimmed. I asked that one of the kayak storage racks be moved to the right of the storage area to open up the sight line. The park is going to start charging for kayak storage in the same manner as boat storage. The park plans to upgrade the area where the pier is located. The final plans will depend on getting county permission for their ideas.

4. Neil Cooper, site 451: Would the park consider adding a bike lane to the entrance road to the park?

The section of the entrance road adjacent to Terra Cove and the palm trees belong to Terra Cove and the park has no control over that section. To add a bike lane to the rest of the entrance road would require increasing the width of the road and would require county/state approval. Basically, if you want to cover the earth with a product that is not permeable (concrete, asphalt, etc.) you have to get approval. The park manager is receptive to a bike path parallel to the Terra Cove part of the road and west of the palm trees and is going to investigate that idea. The path would have to be constructed of a permeable product such as gravel, crushed shell, etc.

5. Neil Cooper, site 451: What is the possibility of bike trail access?

Virtually zero. This subject has been advanced for two years and two park managers and Encore are not in favor nor are a number of residents. The county has said that official trail access would have to be public. Public access raises a host of security issues. Additionally, if there were any type of access and a bridge was necessary it would have to be approved by the county and meet all Americans with Disabilities Act (ADA) requirements. The park has plans to replace the current fence with one that is more sturdy and possibly higher to increase security.

6. Maureen Bell, site 407: Can the rec hall remodel also be used to make the building

secure for storm shelter?

This would require that the current recreation hall be removed and a complete new building erected at a cost considerably above what is currently allocated. While it might be possible to erect a building that would survive a hurricane it is considerably more difficult to build one that would withstand a tornado. For a hurricane situation you might have winds to 160 mph. Tornadoes have winds considerably above that, in the 200 to 300 mph range. Best advice for tornadoes, watch the weather information and, if it is headed for you, leave. If not, stay where you are.

Additional items.

1. The Transient Use Agreement: This is an Encore document not a state/county document. It does, however, contain language and information taken from Florida Statute 513. The 48-hour rule is an Encore rule that is used corporate-wide and is a one-size-fits-all rule. Encore has parks that only have motor coaches and trailers. Royal Coachman Resort is a Recreational Vehicle Park and, as such every unit in the resort is a recreational vehicle-type unit. What we know as park models are legally termed Park Trailers and are considered recreational vehicle-type units as defined in Florida statute 320. If you look at your title or registration, in most cases, what you will see in the Body block is PT for park trailer.

2. Nokomis Volunteer Fire Dept donation. Many, if not most, received a request for an \$85 donation last year from the NVFD. In Nokomis, there is no funding for fire protection. All fire fighters are volunteers. Some counties in Florida charge a fire fee based on square footage of buildings. They will always respond to fire calls. They have the right to charge for those services and do. Given the cost of fighting a fire and the lack of county financial support of NVFD I would not be surprised to be charged. NVFD is not involved in ambulance calls. There is tax money provided for ambulance service and there are no special charges for that.

Chuck Genrich, President

RCR Advisory Board

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