



111 Mount Royal Avenue
Crescent City, Florida 32112

**Mt. ROYAL AIRPARK PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
SPECIAL MEETING MINUTES
April 14, 2022**

In the Pavilion, a special meeting of the MRAP POA Board of Directors was called to order by Chairman Zawistowski at 7:35 P.M. All Directors were present: Dave Zawistowski, Tom Cacek, Monique Glaize, John Drago, Bob Welsh, John Butler, and Jeff Levine.

The Chairman called the special meeting to discuss the following items: 1) Adding a seaplane designation to the Federal Aviation Administration (FAA) Chart; 2) Review the Annual Meeting Minutes; 3) Review the bids for road repair and select a contractor, and 4) Capital expenditures.

Before the meeting was called to order, Directors heard a presentation by Christopher Bailey about adding a seaplane destination to the FAA chart. There was an extensive conversation on the positives and negatives of placing a seaplane designation on the FAA chart.

The positives of placing a designation on the chart by creating a private seaplane base would protect the MRAP seaplane owner's rights to use the St. John's River. It would keep a commercial operation from coming into the area or causing excessive noise and traffic that could close our part of the river down for (ever) to any seaplane. John Drago stated he had done research by calling our insurance company and quoted that there could be a chance of an increase in our premium or even a cancellation of the policy. Bob Welsh mentioned that if it increased the salability of the properties and their values in Mt. Royal, it would be worth it, in his opinion. Tom Cacek stated that Falcon Insurance could not possibly more than double our insurance in one year and perhaps that the information they provided was incorrect.

During the discussion, Chairman Zawistowski reached out to Steve McCaughey, Executive Director of the worldwide Seaplane Pilots Association (SPA), on speakerphone, so the Directors could ask questions about the advantages and disadvantages of adding the seaplane designation to the FAA chart. The question of liability to the Airpark was talked about extensively, and Steve brought up the fact that in the ten years that he has been Executive Director of the SPA, he has never heard of a case in the entire United States where a private seaplane base was sued for an accident on public water. As far as the insurance company raising our rates, if that happens, he suggests we find a different company, and the SPA would assist if needed.

A motion was made by Dave Zawistowski and second by John Butler to place the seaplane designation on the FAA chart for Mt. Royal. Motion carried 6 to 1. John Drago opposed.

The next agenda item discussed was the annual meeting minutes. Bob Welsh pointed out that the minutes referred to Jason Sheffield as proposing a 10-year financial plan, and Jason proposed a 10-year capital

expenditure plan. Also noting, there was no mention in the minutes that the annual dues would have to be increased significantly to fund the costs required to complete the road portion of the capital expenditure plan. The Secretary agreed to make the corrections to the minutes and forward the revised version to the Directors for final approval.

The next item on the agenda was reviewed. Bob Welsh addressed the definition of a pothole and how the only pothole was the one in the postal / water plant area. Bob Welsh presented two bids on road repairs. Both proposals came out precisely the same amount, \$12,500. A motion was made by Bob Welsh and second by Tom Cacek to accept the bid from E&H Paving of DeLeon Springs, FL. Motion carried unanimously.

The Board of Directors then discussed an increase in dues to cover the inflation being experienced and the capital expenditures coming up. Monique Glaise pointed out that dues for 2022 could not increase as the statements have already gone out, and most have been paid for the year. It was decided to discuss the increase in dues and a possible special assessment after the Capital Expenditure Committee meeting.

As there was no further business to discuss, Bob Welsh made a motion and second by Tom Cacek, to adjourn the special meeting. The motion passed unanimously. The meeting adjourned at 8:10 pm.

It should be noted that during the meeting, John Drago announced his resignation as Secretary of the MRAP POA; after seven years in that position, he believed other members deserved the opportunity to assume the role. The Chairman indicated he would appoint someone to serve as the acting Secretary. The Directors would like to thank Secretary Drago for his longtime commitment, dedication, and service to the MRAP POA. His historical knowledge is invaluable to the community.

Dave Zawistowski wrote minutes from the special meeting from the notes of John Drago.