



HISTORY

OF

**BETMAR
ACRES**



MOBILE HOME PARK

FOREWARD

The Historical Committee submits this "History of Betmar" from information on record and input from various residents and organizations. We have attempted to keep it factual.

Due to the volume of information, we have tried to submit the most pertinent facts about the beginning, programs and record of events of this remarkable, beautiful, owner controlled and operated residential mobile home park.

Residents of Betmar have many of the conditions and problems of a small city. We are proud of the way our community has developed with only a few rules and restrictions and no enforcement other than our mutual pride in making this a fine place to live. We have open meetings and elected officers with designated and volunteer committee chairmen and with the help of the many skilled volunteer workers, we operate as a real democracy.

The History Committee wishes to thank everyone for their cooperation and assistance in compiling this "History of Betmar.:

Chairman: Marian Wright

Jane Robinson-Editor

Addie Watson-Secretary

Committee Members:

Helen Allen

Sherman Gunderson

Harold Wadsworth

William Webster

THIS PARK IS YOUR PARK

This Park is your Park, this Park is my Park!

We love to live here, where folks are friendly,

We're glad we found it, there's no place like it.

This Park was made for you and me.

On Monday evening, some folks play Bingo

On Tuesday morning they're waiting for doughnuts

If they're not shuffling they're probably golfing

Always-something for you and me.

You might like hobbies, you might like singing,

You might like sitting, you might like cycling,

Or you might keep busy in the Florida sunshine,

This park was made for you and me.

So we are happy to meet new neighbors,

We'll each do our part to help them know us,

So as we gather at our Potluck Dinner

We'll sing a toast and let it ring.

Betmar's the place for you and me!!

(Words by Bill Jones, Betmar Chorus Director)

Purchase of Betmar started with a “U” turn on Highway 54 in 1965. Mr. M. H. Meengs saw the land where Betmar is now located and began an investigation. He contacted the realtor, Bill Young, to find out if the property was available and within a half hour he had purchased 200 acres from Byron and Bessie Hill.

The land was a cattle pasture with a farmhouse occupied by the owners. This farmhouse is still occupied by the Meengs’ family. The only other building on the property was the home of the caretaker. It is now the realtor’s office on Seventh Avenue.

Adjacent to the recently purchased 2000 acres was a small chicken farm of about 3 acres owned by a Mr. and Mrs. White. This, too, was purchased to add to Mr. Meengs’ acreage.

The lay of the land and access to Highway 54 prompted Mr. Meengs’ interest in the property as an ideal spot for a mobile home park. There were about four mobile home parks in Zephyrhills and only one, Florida Estates, where lots were sold; the rest of them were rental parks

Mr. Meengs soon took George Sprinkle into partnership. The name “Betmar” was derived from the “Bet” in Betty, Mr. Meengs’ wife, “Mar” in Mary, George Sprinkle’s wife.

The first plot was recorded March 15, 1966, with 69 lots known as Betmar Acres. In 1967, Betmar Acres Unit ,1 consisting of 18 more lots, was added. Betmar Acres Unit 2 was recorded with 70 more lots ready for sale in 1967 (Betmar Drive to Seventh Avenue and west of Seventh Avenue to Lakewood).

The second part was bought by Mr. Meengs, Mr. Sprinkle, Mr. Quimby and their wives in 1969 from Dean Dairy, Inc. It included the area from Allen Street to Dean Dairy Road, a total of 185 acres, and was known as Lake Betmar Estates.

Clubhouse No. 1 was built by Mr. Meengs and housed his office in what was the original library. The four shuffleboard courts behind the clubhouse were also constructed at that time.

He also built the three par nine hole golf course with much of the work being done by the volunteer help of the residents. (now known as the white course)

In 1967, work was started to create the lakes and canals. Land was cleared for construction of the golf course and Clubhouse 2. Pasco County wanted the area for public park due to the natural setting. They tried to stop development. The present location of No. 2 Clubhouse and surrounding area is thought to have been an Indian Settlement, possibly Seminole. During the construction and dredging of the area, many arrowheads were found. At one time, the town swimming hole was in one of the bodies of water near what is now Lakewood Drive. There was also evidence of moonshine being made in the area; 20 one gallon jugs of old moonshine were unearthed. The jugs were placed in the shade of oaks and the protection of palmettos. One jug was opened and sample; the aroma, taste, and quality were good; the jugs sort of disappeared.

The area was swampy. They killed snakes, cleared palmettos and buried them. They also found alligators, foxes, raccoons, possums, rabbits, armadillos, deer and skunks in the area.

Clubhouse No. 2, with kitchen facilities, was also built by Mr. Meengs in 1969 with the assistance of Betmar residents.

A small area which juts out from the park to the south (Carol, Vicki Street, and Shirley Street) was originally designated as a recreational vehicle rental park, but it was decided it wouldn't be compatible so that these lots were also sold. Roads in this area are maintained by the residents; other roads in the park are county roads and maintained by the county. All roads were originally built by Mr. Meengs and after two years became the property of the county.

When interviewed, Mr. Meengs was asked what he was happiest about in the development of the park, He replied, "The recreational area."

Originally, including the nine hole golf course, there were about 45 acres. With the expansion of the golf course to 18 holes, there are approximately 65 acres.

When Mr. Meengs was asked his overall feeling about Betmar and its success was, he cited that in 1977 the Federal Government used Betmar as a model to build a park in Lakeland for government housing. It has since deteriorated due to government interference. Management stayed out of Betmar and let the people run it. Betmar has been a success because its residents follow the good neighbor policy and volunteer their time, skills and energy for the welfare of Betmar. The attractiveness of Betmar's Mobile Home Park shows the pride of the residents in their homes and awareness that we are among the best in the country.

We all owe a debt of gratitude to the original residents of the park, some of whom are no longer with us. They were instrumental in laying the foundation and organizing many of the activities and policies which are still in effect.

Then, as now, most of the activities were of a social nature. Bingo is still held on Monday night, different equipment is used, attendance has grown, it is open to the public, and bingo cards and prizes have increased in value.

Coffee Hour, which was started on a Tuesday morning in 1968, is held each week. It is usually attended by all the residents as a social get-together. Beryl Mann started the program and continued as its chairman until 1974. Since then, there have been numerous chairmen. Coffee Hour is still held on Tuesday morning as a social get-together and to announce the coming week's activities, special events and bits of news. Visitors are introduced, new residents welcomed and birthdays and anniversaries honored.

Hobby Club was organized in 1968. It originally met in Clubhouse No. 1; there were no officers, just two chairmen and an assistant. The purpose was to get ladies together to exchange ideas, enjoy each other's company, and learn crafts. The club raised money by selling cookies and coffee and used it to buy mugs, spoons, and a coffee pot for Coffee Hour.

Pancake Suppers were held on Saturday night. This has since been changed to a Pancake Breakfast held the first Saturday of the month.

Potluck is still held once a month and with probably the same problem-over-indulgence of food and a firm resolution to start that diet again on Friday morning.

Hymn Sings and Bible Study were held. Bible Study is still held but we were unable to obtain details and origin.

In 1968, Helen Allen was elected the park's first president; vice-president was William Webster; secretary was Gertrude Gallager; and treasurer was Beryl Mann.

A fire in the park, which resulted in a total loss of a mobile home due to lack of fire protection, prompted the creation of a fire district. Each resident paid a fee of \$3.00 a year for fire protection. We are now covered under Pasco County Fire District.

Harold Hoffman held classes to teach contract bridge to interested residents. This was a forerunner of our bridge games now held on Monday afternoon for ladies and Wednesday night for everyone.

The game of horseshoes was popular as were picnics, hot dog or hamburger roasts and potlucks. These were held out of doors, weather permitting.

New officers were installed in January, 1969. William Webster, incoming president, requested that past presidents be automatically assigned as trustees for three years following office, making Helen Allen the first trustee.

Work continued on the Fire Protection program and by-laws for the club were formulated.

The first meeting of 1970 was held January 1 in the newly built Clubhouse No. 2. It is not too clear how complete the clubhouse was. Rumor has it that over-zealous residents,

anxious to have floor space for everyone, wanted to use the clubhouse for their first meeting of the year even though there were a few minor jobs to be completed, a roof being one of them.

Officers were elected on the first Thursday of January and their term was to run until the first Thursday of the following January. William Webster was elected President and served a second term.

By-laws for the club, which was to be known as "Betmar Acres Owners Association", were accepted March 20, 1970.

A voluntary contribution of \$1.00 was requested from each mobile home for club expenses.

A group of residents financed a new public address system. Their funds were to be repaid by the club when finances permitted.

A request for a swimming pool was made and a parcel of land set aside for one which would be built if finances and legal provisions could be made.

Zephyrhills First Baptist Church donated books of revival songs so Sunday afternoon Hymn Sings could continue.

Betmar Acres was growing rapidly and by 1970, there were 400 homes in the park.

The first Dance Club was organized in January 1970. Originally a Tuesday night dance, this has expanded to two nights a week for ballroom dancing plus Western Squares and Cued Round dancing on Wednesday and Friday, respectively. Benefit dances for raising money for the Rescue Squad, for Meals on Wheels, and for equipment for the clubhouse are held. Several Saturday night "Table Dances" are held during the winter months, usually to celebrate a holiday or special event.

A desire for a fun and entertainment program prompted the start of Betmar's Kitchen Band in 1970. Their debut was at a picnic and they played again at the Christmas party the first year. Their rollicking rhythms, old time songs, jokes, skits, and dance steps became their send-off to years of cheer and fun for the band and their audiences.

The band has a director and piano player and welcomes musicians. The majority of instruments are kitchen tools such as saws, wash boards, tubs, hair combs; just about anything that is loose is turned into band music and rhythms.

These artists wear colorful costumes showing originality, style, and humor which contribute to fun and laughter. All action is fast. The skits, jokes, and mime are changed often but popular ones may be repeated.

A talented director and group of about 30 players continue the skills of those who organized the Kitchen Band.

Several awards, trophies, and letters of appreciation have been given this Kitchen Band.

The ladies in the band have decorated floats for parades. Husbands have been recruited to help in locating floats or flatbed trucks and to do the heavy work. The floats and the band have many first place awards for the floats and the action and music as they participated in the parades and celebrations. They jolly up such events as Zephyrhills' Founders' Day Parades. An act on one of the floats showed a man in boat catching a big fish; several boys from the spectators' area run into the street and try to catch the fish. This act has been , a popular repeat performance. One float represented Betmar's activities; Horseshoes, golf, shuffle, fishing, chorus, dancing, hobby, etc. These are shown in hilarious situations not covered in rule books and always get a laugh and applause.

Betmar Band has accepted invitations to present programs at hospitals, nursing home, for the blind, and for the handicapped, parades, weddings, anniversary celebrations, clubs, state picnics, several other parks, and many shows here in Betmar, Lions Club, church

programs, Zephyrhills Senior Center, events in Dade City at the Arts and Crafts Show, Lakeland, and many more.

The band was a part of the gala opening of a new restaurant in Zephyrhills in 1974; it is now known as Nick's Restaurant. Our band leader was selected as Queen and honored by the "This is Your Life" program which was broadcast. A handsome book of her pictures and prizes are treasured by the leader Dora Bensinger.

The first minutes of the Golf Club were recorded October 15, 1970. In 1980, after a year of discussion, the Golf Club voted to have a Board of Directors instead of one chairman. The Constitution and By-laws for the Golf Club were adopted in March, 1981. The purpose of the club was to provide an organized group of interested Betmar residents, to promote unity, fun and fellowship among golf members and to insure the continuous management and proper maintenance of the facility.

In April, 1971, a new section to the park was added to be known as Lake Betmar Estates.

During 1971, a roster of names and addresses of homeowners was compiled by Jennie Yadon, Bill Webster, and Mildred Strain and updated periodically. What were originally typewritten sheets of paper, have resulted in a printed telephone directory for the park. The first issue was published in 1975.

Shuffleboard had been enjoyed by the residents on the four courts built behind Clubhouse No. 1 and the six built adjacent to Clubhouse No. 2 and in January 1971, the Shuffleboard Club was organized.

Members participate in state and local tournaments and others. When they host large tournaments, the ladies of the club serve lunch to the shufflers and spectators as well as our hungry residents.

Courts were added as the club grew and we now have 24 at Clubhouse No. 2, twelve

under cover. In 1983, a building for storing cues was erected.

The courts and buildings are maintained by club members.

A donation of \$50 was made to the Dade City Rescue Squad in 1971, the first of many donations which have increased in value over the years by our residents through their fund raising activities.

Ted Hess was elected president in 1972 but resigned in September. This office was assumed by the first vice-president, Austin McGoon, who completed the term.

In 1972, the first Betmar Queens, Jennie Bell Yadon and Regina Kadow, were chosen. Their reign began with an elegant reception with a silver tea service, formal attire and beautifully decorated hall. These receptions have continued over the years in much the same tradition.

In 1973, a king and queen were chosen at Betmar. With the exception of 1978 this has continued. Our king and queen participate in Zephyrhills Senior Citizen Day and Parade and act as host and hostess at many of the social functions of Betmar during their reigning year.

Each year the various organizations at Betmar submit their nominees for king and queen with the final selection being made by the vote of the residents. In 1984, this procedure was changed. The various organizations will continue to submit their nominees, but the king and queen will be chosen by a drawing.

The organization sponsoring the chosen king and queen present them and former kings and queens at a reception to which all residents are invited.

The following is a list of all those who have served in this capacity:

- 1972 Jennie Bell Yadon and Regina Kadow
- 1973 Peter Mardavich and Ann Schneider
- 1974 Clarence and Dora Bensinger
- 1975 Lyle and Ethel Greenman
- 1976 Leo and Georgia Collett
- 1977 Tony and Mary Cocuzzi
- 1978 Did not participate
- 1979 Ray and Shirley Morneau
- 1980 Ward and Helen Bell
- 1981 Francis and Evelyn Crowley
- 1982 Leonard and Herta Buske
- 1983 Howard and Isabelle Gilchrist
- 1984 Floyd and Evelyn Quinn

The Betmar Chorus was organized in 1972. Mrs. Lillian White reported enough vocal interest in the park to form a mixed chorus and approached William B. Jones who had recently retired as a music director in the public schools. He agreed to serve as director for the newly formed chorus which consisted of about twenty-five persons, many of whom are in the present chorus. Today the Chorus averages about sixty enthusiastic and loyal members.

Mrs. Gaylord Ladd, a music major, was the assistant director in the early years. Mrs. Eloise Britton Bullock, an accomplished pianist, has been the able accompanist all these years.

The Chorus has become a vital group in Betmar activities. They present a concert at Christmas and a musical program at a spring potluck dinner. They are an added attraction at the yearly King and Queen Reception. They have also presented several concerts at the Zephyr Haven Nursing Home in addition to the morning Coffee Hour for Betmar residents.

A social event of the park is the yearly Ice Cream Social on a Sunday afternoon in spring, sponsored by the Chorus. It includes an art exhibit of oil paintings by the residents and is very well attended.

The Chorus concludes the season with a potluck dinner for the members.

The Adult and Community Education Program, a program supported by federal, state and community funds, was started in 1972 in Betmar.

Over the years, various classes have been held in macramé, ceramics, Florida living, sewing, art, physical education, book review, knitting, crafts, bridge, and others. All instructors are certified by the State of Florida with about 40 instructors to draw from. They offer a wide range of subjects.

Ray Trelber obtained and presented and presented evening programs of slides and movies in Clubhouse No. 2.

During 1973, John Weston served as president. The park was beginning to suffer growing pains as we had about 600 residents. The original constitution, which had been adopted in 1970, was deemed no longer adequate, and in March, 1973, a motion was passed to delete the old constitution and adopt a new one.

With increased population, finances increased. Preliminary steps towards use of the principle of annual budget of planning ahead for one year was implemented. A policy of setting aside funds for a limited amount to be used to encourage and assist new activity groups to get started was introduced.

During 1973, a total of \$2,400 was raised through pancake breakfasts, bingo, ham dinners, and Coffee Hour.

The Hobby Club had been meeting since 1968, and in 1973 it was officially formed and officers elected. The by-laws were drawn up and adopted January 13, 1976. Between 50 and 100 ladies meet every Tuesday to work on bazaar items or for their own pleasure. Activities since 1973 have been very successful with one or two bazaars being held each year. Monies in various amounts have been donated to a number of causes such as the Rescue Squad, Betmar Security, Meals on Wheels, and Betmar Owners, Inc. Much of the donations go to the Betmar Owners, Inc. toward improvements in Clubhouse No. 2 and Annex.

The Hobby Club maintains two beautiful scrap books, which are on file in the Annex, with a complete history of the Hobby Club. In 1982, they published "The Best of Betmar Recipes."

Pancake Breakfasts were reorganized with the cooking and serving being done by the men in designated block areas. The Pancake Breakfasts are well attended and quite often groups from other parks attend.

John Weston served his second term as president during 1974. Changes were made in the term of office for elected officers. Election was to be held in March, and installation of new officers was to be held in April. Their terms run from April through March rather than January to the end of the year as previously done.

Betmar's first Monthly Bulletin was published during 1974, one page with a schedule of events. This has grown to several pages and includes schedule of events, club new, address and phone changes, and other pertinent information. This has become a major project. The first issue is published each year in October and the final issue for the year in May. During the summer months, news travels verbally.

During George Helm's presidency in 1975, incorporation of Betmar Owner's Association was discussed and in October 1975, a study group was appointed, headed by Sherman Gunderson with Oscar Brown, Harold Wadsworth, and Eugene Fields on the committee.

The Dinner Club was started in October 1975 with five or six dinners slated each year. The purpose was to gain funds for improvement and programs for the association. These dinners have continued. The food is catered but all other work involved is volunteered by park residents. Funds derived from these dinners have helped greatly in park improvements.

In 1975, Ed Lake made a drawing of the park showing the streets and lot numbers. This map was redone in 1977 and printed on Mylar. It has been updated several times to include park expansions and is in the display case on Betmar Drive. A reduced version is published in our telephone directories. The display case was designed and erected by Ed Lake, Walter Payne and Oscar Brown in 1977.

Plans for a security program began in 1975. Break-ins and vandalism had occurred. Section 6, now Section E, had started as a travel trailer park and this area by the woods was a frequent target. People were afraid to leave their homes unattended.

A home to home canvas showed that a majority of the residents favored a security program. A committee was selected with George Helm as chairman and Don Church, Ray Treiber, Harold Wadsworth, Charles Gage, Norbert Gratien, Ed Bedell and Joe Enos as members. They worked diligently to get the program started.

A Betmar resident knew of a sedan for sale for \$100 which was purchased with his money. Residents contributed money to purchase "many" used car parts which were installed by dedicated and skilled Betmar men. The car was parked at a home as there was no other shelter; a few eyebrows were raised at the appearance of the car. Many hours of work, including interior work, painting, lights, and proper signs to identify the car, were devoted to the project. The signs had been designed and painted by one of our men who had made this car a special project. There was a "CB" system at the base station in Clubhouse No. 2 and one in the car. This true product of faith, hop and charity made its initial run October 5, 1975, and ran for four years. Since that time, we have been able to purchase a replacement about every two to four years.

Pasco County Sheriffs had been consulted. They were pleased with this program and continue to be helpful in the success of Betmar security. Other law enforcement officers, communities and the press showed interest and items have appeared in Zephyrhills News, St. Petersburg Times and Tampa Tribune. Pasco County Sheriffs Association presented a handsome plaque to Betmar Park Security Operation and Operators. Three of our Betmar men hold special plaques in honor of their devotion to the beginning and continuation of security in Betmar.

Members of Betmar Security Commission have been asked to attend meetings in other areas where our security system and functions are explained and often adopted.

Our Chairman of the Security Commission, Ward Bell, was invited to the State Capital of Florida at Tallahassee to explain the operation of the security program at Betmar. He received congratulations and was presented with a handsome plaque which is mounted on the wall in Clubhouse No. 2. Betmar Security Program is the first to be registered in the archives of the State of Florida at Tallahassee.

Security began on a shoestring budget as this was a major size project for the number of people concerned. Car drivers sometimes took gasoline money from their own pockets so they could make the runs. Annual voluntary donations continue to be the source of revenue for Betmar Security.

The security commission has six members. The patrol has two people operating the patrol each night and tow work at the base station. A scheduler is in charge of the schedules for operating the patrols. There is a list from which volunteers are chosen. There are choices of three phone numbers which may be called when help is needed and to report any need for aid. These are on twenty-four hour alert.

Security has assisted in needs of our people in untold ways; as guides for lost person, pets and items; assist in times of trouble and sorrow; investigate complaints and dissatisfaction; as a source of information; make regular checks of homes during the summer; distribute vials of life to the residents; as well as having special patrols on New Year's Eve and Halloween.

Betmar's first birthday celebration was a bike ride around the park on January 9, 1976. This has become an annual event. Soon after dark, all bike riders assemble at Clubhouse No. 2 parking area. Many bikers and riders are gaily decorated and part of the fun is organizing the parade. The leader gets all the bikes rolling and Betmar spectators cheer them off and away on the designated route around the park.

The weather is usually chilly, and the donuts and hot coffee served by the committee to the riders and residents after the parade are a welcome repast.

The current park president and past presidents speak briefly on Betmar's years of expansion, its hopes and plans for the future, and the accomplishments during their tenure. The brief program adds to and ends this annual tribute of gratitude to all who have made our Betmar Park a great community.

When Eugene Fields was serving as president, a census taken in October 1976, showed there were 803 homes in Betmar.

The original by-laws drawn up in 1970 and revised in 1973, had served the park well, but with increased population, new problems, and activities, a revision was necessary.

At a special meeting held in January, "Articles of Incorporation" and modified by-laws of Betmar Owner's were adopted.

Articles of Incorporation were filed and the park, Betmar Owners, Inc. was officially incorporated as a non-profit organization in May 1976.

Mr. Meengs offered to deed the triangle entrance of Highway 54 West to the Association for improvements as desired. Due to tax problems, it was declined.

Eugene Fields served a second term as president in 1977.

In 1977, the owners of Betmar Owners, Inc. were presented an offer by Mr. Meengs, the developer to purchase the recreation properties, including No. 1 and No. 2 Clubhouses, the 9 hole golf course and buildings, certain drainage ponds and adjacent lands, with other lands, buildings and equipment aggregating approximately 40 acres at a probable cost of \$125,000. This would include Betmar Acres, Lake Betmar Estates and Betmar Estates Nos. 3, 4, and 5.

It was estimated the properties would pay for themselves over a period of years through the annual recreation fee that had been collected by Mr. Meengs and associates.

The new lighting system for streets and the park buildings' areas were installed. Bike riding and walking were enjoyed during Florida's beautiful evenings.

A take-over of the park entailed legal and other details to be resolved. Eugene Fields and Sherman Gunderson were appointed to work with a Florida attorney regarding take-over of recreational facilities and also regarding the par lighting project with Pasco County.

A meeting was held November 3, 1977, to vote for purchase of recreational properties and formation of a new organization called Betmar Acres Club, Inc., a non-profit organization separated as a legal entity from Betmar Owners, Inc., but subsidiary to and answerable to the present organization. It would consist of elected officers (the Executive Board) of Betmar Owners, Inc. insuring that our present corporation, Betmar Owners, Inc. which had been declared non-taxable by I.R.S. would not lose that status. Other reasons were to delegate clearly responsibility and as well as prevent the over burdening of too few people. It was important for the new corporation to have the authority to borrow money to accomplish the purchase of said properties and its repayment to lenders.

A charter was granted for Betmar Acres Club, Inc., and plans for final take-over were tentatively set for January, 1978.

Beautification work had been done during 1977 on the front entrance and was completed in the spring of 1978.

Sherman Gunderson was elected president for 1978.

In January 1978, an "Offer to Lend" program was instigated for the purchase of the properties and by January 11 there was cash and pledges totaling \$102,500.

On February 2, 1978, the Singles Club was formed and had twelve charter members. It still meets on Tuesday night. It was organized for and still is primarily a social group and all singles are welcome. Card playing and conversation provide the chief entertainment and several get-together dinners a year are held outside the park.

During Sherman Gunderson's second term as president in 1979 a Board of Trustees was formed and a special committee on building and expansion and long term planning was created.

The expansion of clubhouse No. 2 was proposed to owners and passed. Pledges of \$25,000 were received within six days to help defray the estimated cost of \$35,000.

A request for a volleyball program was approved in 1979. Location for a court beside West Lakewood Drive was selected. Betmar donated four loads of fill dirt for fill and grading. Volleyball players and friends cleared off the site, removed debris, trimmed trees, and made the court ready for games. A what-not sale gained funds to purchase all equipment; this included fire ant control, which halted the Indian dance steps by players. Standard rules were modified and a softer ball used. Betmar volleyball provides a mildly strenuous program for all ages and it's a popular activity for guests.

Around 1970, the first request for a swimming pool had been made and had been

brought up several times over the ensuing years. In the fall of 1979, through tireless effort and determination, a group of residents, with a shared enthusiasm for a pool, drew up plans for a pool and submitted it to Betmar Owners, Inc. for approval.

Officers were elected to head the group. A preliminary canvassing of residents indicated general approval of the project which was presented to the board in December. The board agreed to name a committee to work with the swimming pool group. At the next meeting, the committee reported a site had been selected and also a tentative financing plan drawn up. The financing plan was to be based on a fee of \$50 per family per year (or advance payment plan of \$250 for a six year period) to provide immediate money for the pool. Each home in the park was visited by a block representative and acquainted with the pool project. By January 23, 251 pledges had been received totaling \$32,000. By March, a total of over \$42,000 had been pledged by a membership of 323 and the long awaited pool was to become a reality.

On July 4, 1980, the pool was formally opened with a ribbon cutting ceremony.

Membership continued to increase and additions were made at the pool site including installation of solar heating panels, canvas windbreak, bulletin board, landscaping, furniture, etc.

The Betmar Owners, Inc. Swim Club is a “sub-group” of Betmar Owners, Inc., and is completely self-supporting, with maintenance, monitoring, etc., all done by volunteer Swim Club members.

In June 1982, the whirlpool was installed. It is visited daily by many and reportedly alleviates most anything but financial needs.

Many Betmar cars sport a front car plate which was designed by Ed Lake and made available at a nominal fee.

Clubhouse No. 2 Annex was completed and a piano purchased for use in the annex.

The Hospitality Committee was organized in fall of 1980. The object was to make new Betmar residents feel welcome and also create a happy pleasant atmosphere among the neighbors. One of the projects is send "get-well" cards to the sick and call on them. The Hospitality Committee hosts luncheon fashion show, card parties and cake walks to obtain funds for operations and donations for park improvements.

Harold Wadsworth served a second term as president in 1980.

The first meeting of the Little Theater Group was held in April 1981. Their first production as a musical, "A Trip Through Nostalgialand", in 1982. Written and produced by the members, it was a huge success. They performed to sell-out crowds both evenings at Betmar and were invited to appear at the Municipal Auditorium for the Senior Citizen Festival.

The next year "Music of the 20's" was presented, again to sell-out crowds. The group was invited to be a part of Adult Education Community "Expo 83" and performed excerpts from the show to a capacity crowd in Zephyrhills High School.

Their third production, "Music Around the World" was equally as successful.

The Little Theater Group has purchased its own lighting and sound equipment and contributed generously to the park for improvements.

A "Hot Line" telephone communications system from pool to Rescue Squad Headquarters was installed in 1981.

The water and sewer facilities were sold to Mr. Turco by Mr. Meengs and meters installed the park.

In November 1981, the Organ Club was organized. It was held after Coffee Hour in the annex with classes and instructor from a nearby music company.

In 1982, classes and meetings continued and were held each Friday at Clubhouse No. 1 with social hour following.

The club has continued to grow. Its purpose is to encourage the growth, development and ability to play music and to experience the joy in the art of performing. Members are encouraged perform and to share their musical knowledge.

In February 1983, the club moved to Clubhouse No. 3. An "Evening of Entertainment" was started the last Friday of each month with members or concert artists performing, drawing an audience of 100 to 200 Betmar residents and guests. Refreshments and door prizes have been a part of the program. Donations at the door have helped the treasury grow and they hope to replace the organ on loan with their own.

During 1981, a permit was granted to start a new golf course.

I.D. cards were issued to residents.

A gateway and paved entrance to Lakewood Drive were provided by the bank for Betmar residents.

Willard Hamm was president during 1982 and it was a busy year.

In February 1982, there was an overwhelming endorsement of the golf Club Land Acquisition Project by the residents.

A house-to-house canvas was made to make certain every resident was informed and to solicit pledges. In about ten days \$132,000 had been towards the goal of \$200,000.

Gordon Baker was appointed Chairman of the golf Development Committee, Ken Barnes, Vice-Chairman. Golf construction committee was under Chairman Ken Barnes and the ground was broken for the new golf course January 13, 1983. It took almost two years of hard work for the workers involved: Art Steinbrecker, Serhman Gunderson, Frank Higgins, Elliot Crego, Arlene Ayers, Willard Hamm, Harold Benesh, John Ireland, Fran Fach, and Carl Brown plus the labor of many volunteers.

During the summer months, the stage was remodeled, work on the ceiling and other improvements made in Clubhouse No. 2, and the new Security Building was completed in October with space made for the park office. Lights were installed at the Highway 54 entrance to the park.

The "Outreach Program" was started under the direction of Neva Arthur. Workers contacted the 1,124 homes in the park to obtain a profile of the residents and the help where needed.

The Outreach Program is finding seniors who may have a problem or have new problems just because they are older or lonely. It is an expression of concern and an effort to help people live more comfortably, easier and happier. They provide information about where and how to get help from different organizations. They have organized to help each other, provide transportation to doctor's offices, hospitals, nursing homes, stores and the bank. It is a group of volunteer workers finding people who need help of any kind.

Two memorial plaques were installed in Clubhouse No. 2: On one the names of the Betmar presidents will be inscribed and on the other, the names of deceased residents for whom memorial funds for our park betterment or beautification are donated.

During Willard Hamm's second term as president a special meeting was held on January 4, 1983, to vote on the merger of Betmar Acres, Inc. With Betmar village which had a population about 50 residents. Voting showed 648 for the merger, 494 against. The merger included the Clubhouse, now know as No. 3, six shuffleboard courts, and approximately six acres of land surrounding the clubhouse. Betmar Acres, Inc. will receive 13% of the selling price , or \$1,300 (whichever is higher) at the time of sale of each of the unsold lots in what was known as Betmar Village (between 200 and 206 lots). No more than 18 lots will be sold each year and a minimum of 10 will be offered for sale. Mr. Meengs is to retain a personal easement of 25 feet wide along a line, an extension of Allen Street, north to a parcel of land owned by Mr. Meengs and wife during their lifetime only.

During the summer months, extensive remodeling was done in Clubhouse No. 1.

The newly enlarged and renovated library was a welcomed improvement for the residents. Librarians Doris Little and Ruth Dierson, with the help of volunteers have introduced a system of control and order in the new library.

During 1984, Leonard Buske served as President.

The kitchen in Clubhouse No. 2 was remodeled; A dishwasher added, exhaust system installed over the stove, new refrigerators, cupboards, sinks, a beautiful job of remodeling, with little of the old kitchen left.

The new golf storage building was completed and the old one remodeled to store equipment for park maintenance.

Betmar Owner, Inc. pledged \$5,000 to the Pasco Medical Center Heartbeat "83" Program.

Betmar Owners, Inc. Friendship Club held their first meeting in clubhouse No. 3 on February 15, 1984. A slate of officers was elected and draft of by-laws agreed upon. The

object of the club is for people to become acquainted with others and increase their knowledge of Betmar and the programs and activities it has to offer. A potluck dinner is held on the last Monday of the month and Coffee Hours are held the first and third Wednesdays of the month.

The new nine hole golf course was opened during the spring and summer of 1984 for limited play. The grand opening for the golf course and Golf Clubhouse was held November 10, 1984. Many golfers participated in the scramble and afterwards enjoyed a lunch of sandwiches and cookies with other Betmar residents.

The new nine is now added to our first nine making an 18 hole golf course and has officially been added to our amenities; Swimming pool, whirlpool, 34 shuffleboard courts, volley ball court, library, miles of roads for walking and bike riding, three clubhouses, parks, and lakes for fishing.

A physical census taken December 1984 shows there are 1,253 mobile homes in the park, 223 vacant lots plus 160 lots yet to be sold, which adds up to possibly 1,636 mobile homes in the park in the future. Total population in the park is a little more complex but it is estimated at times during the winter months the population exceeds 2,000. It is almost impossible to estimate the population during the summer months. Many residents have made Betmar their year-round home, and many have made Betmar their permanent residence but spend much of the summer traveling and come "home" to Betmar.

Excerpt from an address made by Sherman Gunderson at the General Meeting of Betmar
resident-owners January 1979

ELECTION OF OFFICERS

Our annual election of officers of Betmar is important because we are doing what only a small percent of the world's people can do while others live in terrifying tyranny.

Any free election limits power of elected officials, puts elected officials on notice they are the agents of the people (of the owner-residents of Betmar) not of themselves-this creates democratic control. It is important also because it is a necessary instrument by which the owner-resident of Betmar delegate's responsibility and authority to get certain work done that is necessary to the well-being of the people in Betmar, such as:

1. Maintenance, repair and improvement of buildings and grounds and the coordinating of such.
2. Clear, through regular communication to all people in park, matters regarding activities, problems, issues and action.
3. Initiating, scheduling and coordinating activities.
4. Raising of necessary funds in harmony with events and activities; controlling use of such funds.

There is a natural tendency in any organization, normal but dangerous, including Betmar, toward disorder, friction, malperformance. A free election of elected officers gives us all a chance to divert and turn such potential disorder into degrees of order, potential friction into degrees of cooperation and harmony, malperformance into a good, steady and conscientious performance. As a result, we in Betmar are an example of democracy at work.

This is achieved in a large part through legislation and administration as adopted by our by-laws for Betmar Owners, Inc. and Betmar Acres Club, Inc.

EXECUTIVE BOARD (Elected Officers)

PRESIDENT

ACTIVITIES

*Promotes and coordinates all activities for maximum participation of membership

*Promotes new activities

*Special occasions

-recruits leadership

*Monthly forecast of events

PROPERTIES

*control the use, storage and maintenance of all equipment and facilities

*Recommend new acquisitions

Appraise costs

*Arrange janitorial service

*Supervise safety and security

*Maintain inventory of all equipment

*Handle purchase and installation of equipment

COMMUNICATIONS

*Provide communication channel to and from all Association members

*Organize Block Divisions with adequate representatives

*Publicity Calendar of events - Bulletin Boards—News Accounts

*Develop and maintain personnel inventory—interests and capabilities of people

*Welcome newcomers

*Good neighbor relationships

*Outside community relations

*Printing and duplicating

FINANCE

*Supervise financial activities involving development and disbursement of funds

*Prepare or supervise budgets

*Make banking arrangements

*Arrange annual audits of all funds for all activities

BETMAR OWNERS, INC., BY-LAWS

ADOPTED FEBRUARY 26, 1976

As amended and in effect 4-1-80

Article I: NAME-STYLE-PURPOSE

The name of this organization is Betmar Owners, Inc., a non-profit corporation which shall be a non-partisan, non-sectarian organization. The purpose shall be to promote the general well-being of resident property owners in all Betmar Subdivisions in all matters not covered by the original sales agreements with the Developer.

The Corporation shall have the power to own, acquire, lease, rent, mortgage and to sell or otherwise dispose of, both real and personal property.

Article II: MEMBERSHIP

Membership shall be open to all resident property owners, paying annual fees to Betmar Acres Club, Inc. and having equal privileges in the recreational facilities and utilities provided by the Developers. Payment of dues to the Corporation shall not be required as a condition of membership.

Article III: ORGANIZATIONAL STRUCTURE-(replacing Section 1 in entirety by amendment 3-1-79)

Section 1: The Corporation shall be governed by the Executive Board which shall consist of the following:

a] The elected officers; President, Vice President, Secretary, Treasurer and four Counselors, each to service as a Chairman of one of the four Operating Committees, namely, Activities, Communications,

Finance and Properties.

b] Four Operation Committee Vice Chairmen who shall be recruited by their respective Committee Chairman and who must subsequently be subject to confirmation by the elected Executive Board members and approved by the General Assembly at the next meeting of the Corporation.

The twelve (12) persons indicated above shall have voting rights in the Executive Board.

Past Presidents may serve as an Advisory Group for the President and Executive Board without voting rights in the Executive Board.

Section 2: Any activity group functioning under its own organization and its elected officers shall be a sub-organization of the Corporation and shall continue as such. Each such self-organized group shall elect a representative to each of the four Operating Committees in order to coordinate the plans of the Corporation and to assure the full support of the major organization, Betmar Owners, Inc.

Additional activity groups may be organized by the Executive Board or appropriate Operating Committee. These groups shall make reports as directed by the Executive Board and shall be subject to its control.

Sub-organizations of the Corporation, whether self-organized or appointed, shall make reports as necessary through the appropriate Operating Committee. They may raise funds and make expenditures for routine functions of their activity. Plans for any major project or the expenditure of major amounts of money, either of which will involve the general membership of the Corporation, must be submitted to the Executive Board or the General Assembly for approval which approval shall not be unreasonably withheld. Sub-organizations of the Corporation shall be accorded all the rights and privileges of the corporate body. Sub-organizations should be financially self-sustaining, but may be provided financial support from the Corporation upon approval of the Executive Board.

Article IV: DUTIES

Section 1: EXECUTIVE BOARD

(A) The Executive Board shall serve under the direction of the President of coordinate and control all functions of the Corporation and to assure an effective pursuit of its objectives. This Board shall meet on call of the President and must meet prior to each meeting of the General Assembly of the Corporation to formulate an agenda for that meeting, to receive reports of the Operating Committees and to make necessary executive decisions. The Executive Board shall deal with the Developers in all matters concerning the Corporation.

MEMBERSHIP OF BETMAR ACRES CLUB, INC.

[b]]replaces Article IV, Section 1b] The elected and confirmed members of the Executive board will constitute the membership of the Betmar Acres Club, Inc. and shall function under the By-laws of that body as in effect at the time of incorporation or as amended thereafter.

VACANCIES IN ELECTIVE OFFICES

[c] [adopted 12-1-77] It shall be the duty of the executive Board at their next Board meeting or within thirty (30) days thereafter to appoint a person to till any vacancy that might occur in office for the remainder of that term, subject to confirmation by the next general meeting of the Corporation. No person shall serve in more than one office on the Board.

Section 2: DUTIES OF OFFICERS

PRESIDENT

- A. Presides at all meetings of the Corporation and Executive Board.
- B. Appoint chairman of all committees whose appointments are not otherwise provided for.
- C. Exofficio member of any Committee or Sub-Committee, except the Nominating Committee.

VICE PRESIDENT

- A. Assume the duties and privileges of the President during his absence or at his request.
- B. Accept special assignments as designated by the President.

SECRETARY

- A. Record the minutes of the General Assembly and Executive Board. Record the exact wording of all motions, indicate the makers of each motion and results of the vote.
- B. Exofficio member of the Communication Committee.

TREASURER

- A. The Treasurer is the custodian of the Corporation funds; receives and disburses funds upon authority from the Corporation or Executive Board. Signs all checks and vouchers.
- B. Keeps an accurate record of all receipts and disbursements and deposits all funds as directed by the Finance Committee or By-Laws.
- C. Makes reports at general and Executive Board meetings indicating the status of all corporation funds.
- D. Exofficio member of Finance Committee.

COUNSELLORS (4)

- A. Serves as the Chairman of the designated Operating Committee and as a member of the Executive Board.
- B. [Amended 3-1-79] Recruit a vice Chairman to share in the leadership of the committee who must be subject to confirmation by the elected members of the Executive Board and by the General

Assembly at the first available general meeting.

C. Make monthly reports to Executive Board and to the regular meetings of the General Assembly.

Section 3: OPERATING COMMITTEES

The objectives of the Corporation shall be accomplished through the function of four (4) Operating Committees, under control of the Executive Board. The names and generalized duties of the Operating Committees are as follows:

A. ACTIVITIES: Promote and coordinate all activities related to the Corporation for the general good and maximum participation of all resident property owners in Betmar Subdivisions.

B. COMMUNICATION: Maintain contact with all members (residents of Betmar Subdivisions) and provide an open channel of communication between the Executive Board and the residents to help in accomplishment of Corporation objectives.

C. FINANCE: Supervise all financial activities related to raising and disbursing funds derived from the general membership and/or expended for their benefit. This Operating Committee may recommend controls by the Executive Board in financial projects where deemed advisable for the common good. This committee shall cooperate with the newly elected board in formulating and submitting the annual budget.

D. PROPERTIES: control the use, storage, and maintenance of all property, equipment and facilities owned by or assigned for the use of the Corporation members.

Each Operating Committee shall cooperate with the other committees to assist in the accomplishment of their functions. A chart of the Corporation organizational structure shall be provided to indicate all relationships and suggesting specific functions of each operation.

Section 4: APPOINTED COMMITTEES

New or special projects may be assigned by the President to an appropriate Operating Committee or new committees may be formed by appointment. Where possible such appointed committee shall be related to an appropriate Operating Committee.

Article V: ELECTIONS—TERMS OF OFFICE

Section 1: The designated elected officers shall be elected at the March regular meeting each year and shall assume the duties of their office at the April regular meeting. Term of office for elected officers and standard appointments shall be for one year. The President may not serve more than two successive terms.

(Adopted 2-77) Elections of officers of sub-organizations and their representatives to the four Operating Committees of the Corporation shall be held at a regular monthly meeting prior to March 10 of each year. Those elected shall take office on the following April 1. All terms of such elected officers of sub-organizations shall be for one year. Terms of office for appointed officials shall expire at the same time as the term of the official appointing them. Notice of meetings for nomination and election shall be given maximum publicity at least four (4) days prior to such meetings.

Section 2: (Adopted 12-1-77) A Nomination Committee shall be appointed at the January meeting to provide nominees for the eight designated officers. Their report shall be presented to the Executive Board on the eighth day prior to the February general meeting. The Executive Board shall direct the list of nominees to be printed in the February Bulletin and distributed to the resident owners.

At the February meeting, additional nominations may be made from the floor. Nominations shall be closed at the February meeting. Ballots shall be prepared thereafter to be used in either absentee balloting or at the March general meeting.

Section 3: (Adopted 12-1-77) Absentee ballots for the election of officers may be requested by resident owners, who because of personal illness or family illness, are unable to vote at the regular election. Requests for absentee ballots shall be in writing, signed by the resident owner and giving the reason for the request. (A self addressed postage prepaid envelope shall be enclosed, unless the ballot is obtained in person from the Secretary.)

The request shall be made to the Secretary of the Corporation on or before fifteen (15) days prior to the date of the election and the absentee ballot shall be returned to the Secretary in a blank envelope enclosed in another envelope bearing the printed name of the absentee voter, not later than 7:00 PM of the March general meeting. Such ballots shall be turned over by Secretary to the Chairman of the Teller Committee at the time the regular ballots are taken to be counted.

Article VI: MEETINGS-TIME-PLACE

Section 1: All meetings of the Corporation shall be held within the territory of Betmar Subdivisions. Regular meetings shall be scheduled at 7:00 pm on the first Thursday of each month, October through May. Adjustment in meeting day may be made to avoid conflict with a major holiday. During June, July, August and September no regular meetings shall be held. During these four (4) months an emergency meeting may be called when necessary by the President or Vice President or by a Committee appointed by the President for that purpose.

(Adopted 2-77) Regular meetings of sub-organization shall be held on a day and time certain each month, except the months of June, July, August and September. At least four (4) days notice of such meetings shall be given. Meeting dates may be changed by action of an officer, provide4d such changed date is given full publicity with at least four (4) days notice of the changed dates.

Section 2: Special meetings may be called on at least four (4) days notice by the President or the Executive Board, if necessary. For such meetings all communications facilities within the Corporation shall be used to provide good notification to the membership. A special meeting can also be called on petition of a quorum of the membership.

Section 3: QUORUM

Quorum for the transaction of business at a regular or special meeting of the Corporation shall be one hundred (100) members with one qualified to preside.

Section 4: RULES OF ORDER

In All meetings procedures not specifically outlined in the By-Laws shall be guided by Roberts Rules of Order-Revised.

Article VII DISBURSEMENT OF FUNDS

Section 1: The treasurer of the Corporation may maintain a petty cash fund of \$25.00. All other funds are to be on deposit in bank accounts arranged by the Finance Committee. Bills under \$25.00 may be paid by check or cash. All other bills must be paid by check. Checks need have only one signature from the approved signatures of record at the bank. (4-6-78). Approved signature shall include those of the President, Vice President, Secretary, Treasurer and the Counselor of the Finance Committee.

Section 2: Capital expenditures in excess of \$500.00 must be approved at a general Corporation meeting. Capital expenditures in excess of \$100.00 but not over \$500.00 shall be authorized by the Executive Board or the general membership. Sale or transfer of capital property must be approved by the General Assembly.

Section 3: Expense items conforming to an approved budget or which are part of an authorized project are considered approved without further action by the Corporation.

Section 4: An annual budget of the Corporation shall be submitted by newly elected Executive Board for approval by the General assembly, at the April regular meeting.

Article VIII: AMENDMENTS TO BY-LAWS

Any motion to amend the By-Laws shall be presented in writing at a regular General meeting and shall be automatically referred to the Executive Board for study and report at the next regular meeting of the General Assembly.

Adoption of any motion to amend the By-Laws shall require a favorable vote of two-thirds of the members present and voting at such meeting of the General Assembly or at a subsequent regular meeting or at a special meeting of the General Assembly, called expressly for consideration of the motion to amend with at least two weeks' notice. No action to amend the By-Laws shall be taken during the months of June through September.

Division of Corporations
The Capital, Tallahassee, Florida
Filed December 14, 1977

FIRST ARTICLES OF INCORPORATION
CHARTER NUMBER 741057
OF
BETMAR ACRES, INC.
A NON-PROFIT CORPORATION

1. The name of the corporation is Betmar Acres Club, Inc.

2. The purpose of the corporation shall be to own, manage and operate recreational facilities for the resident owners of lots in the various Betmar subdivisions in Pasco county, Florida. The corporation shall have the power to own, acquire and develop recreational facilities, both real and personal property and to sell, mortgage, or otherwise deal with such property.

3. Membership shall be limited to the duly elected officers and Counsellors of Betmar Owners, Inc., a Florida non-profit corporation as may be determined from time to time.

4. The term of the corporation shall be perpetual.

5. The names and residences of the subscribers are:

H. Eugene Field.....1003 W Lakewood Circle

Sherman Gunderson.....805 Betty Street

Sana Kohel.....908 Jean Street

Carle Evertz.....919 Barbara Street
Harold Wadsworth.....1002 Beth Avenue
Tony Cocuzzi.....1209 Beth Court
Howard Van Hee.....705 Sandra Avenue
Earl Pennock.....724 Betty Street

All in Zephyrhills, Florida, 33599

6. The affairs of the corporation shall be managed by a Board of Trustees, three in number, who shall elect a president, Vice President, Secretary and Treasurer. Election shall take place at the annual meeting of the corporation to be held on the second Thursday of March in each year.

7. The officers to serve until the first election are:

President.....H. Eugene Field
Vice President.....Donald Perrine
Secretary.....Georiga Collett
Treasurer.....Lester Hardy

8. The first Board of Trustees shall consist of three persons whose names and addresses are as follows:

H. Eugene Field.....1003 W Lakewood Circle
Donald Perrine.....804 Allen Street
Lester Hardy.....508 Betmar Drive

All in Zephyrhills, Florida 33599

8-A. The registered office is 725 Seventh Avenue, Zephyrhills, Florida, 33599 and the Resident Agent is Carle Evertz.

9. The By-Laws of the corporation are to be made, altered or rescinded by a vote of two-thirds of the members present and voting at a general meeting, or at a special meeting called for that purpose.

10. Amendments to the Articles of Incorporation may be proposed and adopted by a vote of two-thirds of the members present and voting at a general meeting, or at a special meeting called for that purpose.

11. The conduct of the affairs of the corporation shall be in accordance with the general By-Laws of the Corporation adopted by a vote of two-thirds of the members present and voting at a general meeting, or at a special meeting called for that purpose.

In witness whereof the said parties have hereunto set their hands this day of December, A.D. 1977.

H. Eugene Field

Sherman Gunderson

Sana Kohel

Carle Evertz

Harold Wadsworth

Tony Cocuzzi

Howard Van Hee

Earl Pennock

State of Florida

County of Pasco

I hereby certify that on this day, before me, an officer duly authorized in the State and County of aforesaid to take acknowledgements, personally appeared N. Eugene Field, Sherman Gunderson, Sana Kohel, Carle Evertz, Harold Wadsworth, Tony Cocuzzi, Howard Van Hee, and Earl Pennock, to me known to be the persons who executed the foregoing instrument, and they acknowledge before me that they executed the same.

Notary Public

Copy from Articles of Incorporation.

BETMAR ACRES CLUB, INC

BY-LAWS

(As revised January 24, 1979)

Article 1 Name-Style-Purpose

The name of this organization is "Betmar Acres Club, Inc.", a non-profit corporation which shall be a non-partisan non-sectarian organization. The purpose shall be to own, manage, and operate recreational facilities for the benefit of the resident owners of lots in the various Betmar Subdivisions.

The corporation shall have the power to own, acquire and develop recreation facilities both real and personal property and to sell, mortgage, or otherwise deal with such property.

Article 2 Membership

Membership of this corporation shall be limited to the duly elected officers, Counsellors and confirmed vice counselors of "Betmar Owners, Inc.", a Florida non-profit corporation as may be determined from time to time.

Article 3 Organization

(a) The Corporation shall be governed by a Board of Directors composed of the membership as outlined in Article 2. This Board will be presided over by a Chairman, elected at the annual meeting in March as outlined below and annually thereafter. A Vice Chairman shall also be elected at the same time to serve in the absence of the Chairman. (These officers shall be elected from the membership of the Board as defined above, excluding the President of Betmar Owners, Inc.)

The functions of the Board of directors as elected representatives of the resident property owners, shall be to define and enforce basic policy and priorities in pursuit of the purpose of Betmar Acres Club, Inc. as outlined in Article 1.

The Board of Directors is an appropriate body through which the "will of the majority" of resident property owners can be expressed. Determination of the "will of the majority" of Betmar residents in matters of major import, may be demonstrated by a vote at a general meeting of resident property owners and shall be required on a given issue if a petition with at least 100 signatures of resident property owners requesting such a vote, is submitted to the Board of Directors.

(b) The operation of the corporation shall be managed by a Board of Trustees, three in number, to be elected by the membership of this corporation at the annual meeting. The first Board of Trustees shall be elected as of the date of incorporation; one member shall be elected to serve until April 1, 1979, one member shall be elected serve until April 1, 1980 and one member shall be elected to serve until April 1, 1981. At the annual meeting in 1979 and each year thereafter, one Trustee shall be elected for a three year term, expiring April 1.

The Board of Trustees shall, within ten days after its election and annually thereafter, within ten days after the annual meeting, elect a President, a vice President and a Treasurer from the membership. A Secretary shall likewise be elected, either from the membership of the Board of Trustees or from the membership of Betmar Owners, Inc. In the event the secretary is elected from other than the Board of Trustees membership, no voting rights shall be accorded to such secretary. The term of office of the officers shall terminate on April 1 of each year beginning in 1979.

Article 4 Duties of Officers

The elected officers shall have the duties and responsibilities usually accorded to such officers.

Article 5 Meetings

(a) All meetings of the Board of Trustees shall be held within the territory of the Betmar Subdivisions on such dates as the Board shall determine; One meeting shall be held each month with the exception of the months of June, July, August, and September of each year.

Special meetings may be held during these months upon the call of the President or by a majority of the members of the Trustees.

(b) Annual meetings of the Board of Directors may be held each year in March on the second Thursday at 10:00 a.m. Additional meetings of the Board of Directors and Trustees jointly shall be held in October, December, and January on such dates as the Board may determine to receive appropriate reports from the Trustees and to provide necessary executive action.

Additional meetings of the Board of Directors may be held on the call of the Chairman of the Board or at the request of the Board of Trustees or a majority of the members of the Board of Directors, at such time as is appropriate, provided that notice is given to each member at least 24 hours prior to such meeting.

Article 6 Quorum

A quorum of the Board of directors shall be at least 7 members.

A quorum of the Board of Trustees shall be at least 2 members.

Article 7 Rules of Order

Roberts Rules of Order, revised, shall be the rules for the conduct of any meeting.

Article 8 Miscellaneous

(a) In management of the Corporation operations, the Board of Trustees shall recognize the control of the Board of Directors as vested in them by the Resident Owner electorate. The Board of Trustees shall coordinate their activities with and utilize the skills and functions of the Operating Committees of Betmar Owners, Inc.

To further facilitate adequate coordination between Betmar Owners, Inc. and the Board of Trustees, copies of all financial reports and minutes of all meetings shall be exchanged by the two bodies.

(b) The Board of Trustees is authorized, empowered and directed to take appropriate action for enforcement of the rules, regulations and restrictions as originally specified in the sales agreements made with the Developers and as recorded in the records of Pasco County.

The Board of Trustees is authorized, empowered and directed to collect such fees and charges as have been heretofore collected by the Developers of Betmar Subdivisions.

At the direction of the Board of Directors, such fees and charges may be increased or decreased on January 1, 1982 and at five (5) year intervals thereafter, within the range of the increase or decrease of the B.L.S. cost of living index for each five year period.

© The Board of Trustees is authorized and empowered to borrow sufficient monies to acquire the Betmar recreational facilities from the Developers, and to repay such borrowing on a sound amortization basis.

(d) The Board of Trustees shall maintain the grounds and park areas in good condition, in a sound and prudent manner.

(e) The Board of Trustees is authorized to employ such personnel as is required to collect maintenance charges, manage the office, and supervise the operation of the recreational facilities, and to expend, out of the income from the maintenance charges, such amounts as may be required to efficiently operate the recreational facilities..

(f) In making repairs, improvements or additions to the various recreational buildings and facilities, the Board of Directors is authorized to delegate to the properties Operating Committee of Betmar Owners, Inc., general direction and supervision of such projects, financed from any source. The Board of Directors is further authorized and encouraged to allow volunteer groups of resident owners of Betmar Subdivisions to exercise reasonable control over the use of the respective recreational facilities, provided such groups advise, and obtain approval from the Board of Directors to alter or modify the facilities or the procedures existing as of January 1, 1978.

Article 9 Disbursement of Funds

(a) All funds of the corporation shall be paid by check and shall be approved for payment by the Board of Trustees in accordance with sound accounting procedures. Items which are a part of an approved budget are considered approved for payment without further action by the board. Any expenditure of money not in the adopted budget must be approved by the Board of Directors at a regular or special meeting and the annual budget shall be modified accordingly.

(b) An annual budget on a calendar year basis shall be prepared by the Board of Trustees and submitted to the January meeting of the Board of Directors for review and disposition.

© Checks shall be signed by persons designated by the Bord of Trustees.

(d) All persons having access to funds shall be adequately bonded at the expense of the Corporation.

Article 10 Vacancies

The Board of Trustees is empowered to fill vacancies in the office of President, Vice President, Treasurer and Secretar for the balance of the term of office.

The Board of Directors, at a regular meeting or at a special meeting called for that purpose shall fill vacancies in the membership of the Board of Trustees for the remainder of the term.

Article 11 Indemnification

The Corporation shall indemnify every director of officer, his heirs, executors and administration who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Corporation) by reason of the fact that he is or was a director or officer, employee or agent of the Corporation, or is or was serving at the request of the Corporation, partnership, joint venture, trust or other enterprise against expenses (including attorney’s fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to e in or not opposed to the best interests of the Corporation, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful.

Article 12 Amendments

These By-Laws may be amended at any regular or special meeting of the Board of Directors and shall require a two-thirds vote of the Board of Directors.

BETMAR OWNERS, INC. OFFICERS

1968

President.....Helen Allen

Vice President.....William Webster

Secretary.....Gertrude Gallagher

Treasurer.....Beryl Mann

1969

President.....William Webster

Vice President.....Paul Purcell

Secretary.....Genevieve Moore

Treasurer.....Beryl Mann

1970

President.....William Webster

Secretary.....Genevieve Moore

Treasurer.....Beryl Mann

1971

President.....W. F. Bowen

First Vice President.....W. J. Harris

Second Vice President.....Clyde Janeway

Secretary.....Icylene Smith

Treasurer.....Beryl Mann

1972

President.....Ted Hess (resigned in September)

First Vice President.....Austin McGoon (completed term)

Seceon Vice President.....Charles Haas
Secretary.....Icylene Smith
Treasurer.....Beryl Mann

1973

President.....John Weston
First Vice President.....Roy Strain
Seceon Vice President.....Charles Haas
Secretary.....Vellora Todd
Treasurer.....Leona Converse

1974

President.....John Weston
Vice President.....Roy Strain
Secretary.....Vellora Todd
Treasurer.....Leona Converse (resigned in April)
Hazel Gavel appointed

1975

President.....George Helm
Vice President.....Paul Catalino
Secretary.....Alma Gunderson
Treasurer.....Hazel Gavel
Activities.....Frank Higgins

Communications.....Harold Wadsworth
Finance.....Oscar Bowen
Properties.....Don Church

1976

President.....Eugene Fields
Vice President.....Paul Catalino
Secretary.....Sana Kohel
Treasurer.....Anna Robb (resigned in October)
Lyle Greenman appointed
Activities.....Ray Trelber (resigned n March)
Harold Dierson appointed
Communications.....Harold Wadsworth
Finance.....Oscar Brown
Properties.....Pat Daugherty
Security.....Ward Bell

1977

President.....Eugene Fields
Vice President.....Sherman Gunderson
Secretary.....Sana Kohel
Treasurer.....Lyle Greenman (resigned in October 1)
Earl Pennock appointed

Activities.....Tony Cocuzzi
Communications.....Harold Wadsworth
Finance.....Carl Evez
Properties.....Howard Van Hee (resigned in December)
Ed Lake appointed
Security.....Ward Bell

1978

President.....Sherman Gunderson
Vice President.....Harold Wadsworth
Secretary.....Sana Kohel
Treasurer.....Earl Pennock
Activities.....Tony Cocuzzi
Communications.....Georgia Collett
Finance.....Harriet Owens
Properties.....Walter Payne
Security.....Ward Bell

1979

President.....Sherman Gunderson
Vice President.....Harold Wadsworth
Secretary.....Sana Kohel
Treasurer.....Irene Johnson

Activities.....Tony Cocuzzi
Communications.....Georgia Collett
Finance.....Harriet Owens
Properties.....Earl Kreisa
Security.....Ward Bell
Beautifications.....Willard Hamm

1980

President.....Harold Wadsworth
Vice President.....Willard Hamm
Secretary.....Margaret Schlaerth
Treasurer.....Irene Johnson
Activities.....Tony Cocuzzi
Communications.....Georgia Collett
Finance.....Eliot Crego
Properties.....Earl Kreisa
Security.....Ward Bell

1981

President.....Harold Wadsworth
Vice President.....Willard Hamm
Secretary.....Margaret Schlaerth
Treasurer.....Francis Goodnight

Activities.....Pat Daugherty
Communications.....Robert Featherstone
Finance.....Donald Norton
Properties.....Francis Crowley
Security.....Ward Bell

1982

President.....Willard Hamm
Vice President.....Leonard Buske
Secretary.....Frances Barnes
Treasurer.....Francis Goodnight
Activities.....Helen Bell
Communications.....Robert Featherstone
Finance.....Donald Norton
Properties.....Francis Crowley
Security.....Ward Bell

1983

President.....Willard Hamm
Vice President.....Leonard Buske
Secretary.....C. Eastman Sawyer
Treasurer.....Jack Fink
Activities.....Helen Bell

Communications.....Willard Hutchins
Finance.....Donald Norton
Properties.....Vernon Lent
Security.....Ward Bell

TRUSTEES

1978

Eugene Field.....President
Oscar Brown.....President
Don Perrine.....Vice President
Lester Hardy.....Treasurer

1979

Donald Perrine.....President
Lester Hardy.....Vice President
William Snead.....Treasurer

1980

Donald Perrine.....President
Arthur Steinbrecher.....Vice President
William Snead.....Treasurer

1981

Arthur Steinbrecher.....President

Donald Perrine.....Vice President

William Snead.....Treasurer

1982

Arthur Steinbrecher.....President

Donald Perrine.....Vice President

William Snead.....Treasurer

1983

Arthur Steinbrecher.....President

Kenneth Barnes.....Vice President

William Snead.....Treasurer

1984

Arthur Steinbrecher.....President

Donald Perrine.....Vice President

Joseph Breznau.....Treasurer

ACTIVITIES—CLUBS—ORGANIZATIONS

Arts and Crafts	Hospitality
Beautification	Horseshoe Pitch
Betmar Birthdays	Kitchen Band
Betmar History	Library
Bible Study	Little Theater
Bingo Commission	Organ music
Book Review—Literature	Outreach
Card Clubs	Pancake Breakfasts
Chorus	Potluck Dinners
Coffee Hour	Kings and Queens
Communications	Security Commission
Dance Club	Shuffleboard
Dinner Club	Singles Club
Educational Programs	State Picnics
Fire Protection	Swim Club
Friendship	Thursday Dinners
Golf	Vespers
Hobby	Volley Ball

CONCLUSION

Betmar Owners, Inc. Park continues to expand in lands, park buildings, homes, improvements, landscaping, and maintenance.

Park officers and residents volunteer hours of work toward care and operation of tools, equipment, and maintenance of park lands, buildings, lakes, and waterways. There is respect for and preservation of wild life, wild birds, and water fowl. Some of our foxes, rabbits, squirrels and raccoons have become quite tame, although not domesticated.

House pets are allowed in a few designated areas.

Some of Betmar's great oaks are over three hundred years old. They keep Betmar cool in summer and warmer in winter protecting us from strong winds. They also retain moisture for our natural water supply.

Betmar Acres, Inc. Historical Committee presents their brief history of our park in honor and praise of all who have made and keep our Betmar a wonderful place to call "home."

