

UNICOI SPRINGS CAMP RESORT  
MINUTES  
CALLED BOARD MEETING  
December 3, 2026

**Board Members Present**

Kathy Carpenter

Randy Frame

Jeff Nunnally

Johnny Simmons.

**Board Members Absent**

None (three members have resigned and to be replaced)

A Called Board Meeting was called for December 3, 2025, at 5:00 p.m. by Johnny Simmons.

The Board Meeting was held in a private room in the Unicoi Springs Camp Resort Office with Kathy Carpenter and Johnny Simmons and also by conference phone call with Randy Frame and Jeff Nunnally.

The Board Meeting was called to order by Jeff Nunnally and began at 5:05.

A motion was made by Kathy Carpenter and seconded by Johnny Simmons to approve the minutes of the Special Called Board Meeting of 12/01/25. The motion was adopted by a unanimous vote.

Discussion of Insurance coverage for F350 Trucks that had been reported in the 12/01/25 meeting.

A Motion made by Johnny Simmons and seconded by Randy Frame that we accept up to \$10,000 for premium cost per year and a separate policy to insure our Ford F350 vehicles (two) to be able to move owners' campers in and out of storage as well as the Park property. The motion was adopted by a unanimous vote.

Approval given to get a company with verified insurance coverage to assist moving campers beginning 12/04/25, but will not be allowed them to enter the storage area. Moving of owners' campers will be between the Moving Company and the owner.

It was agreed to send a burst through the Park Registration System to Owners and Facebook USCR Official site advising that there are three Board Member positions available if they would like to make an application.

A motion was made by Randy Frame and seconded by Johnny Simmons to accept the resignations of Danny Candler and Dominic Orlando. The motion was adopted by a unanimous vote.

A motion was made by Kathy Carpenter and seconded by Johnny Simmons to adjourn the meeting. The motion was adopted by a unanimous vote.

Meeting was adjourned at 8:00 by President, Jeff Nunnally.

A handwritten signature in blue ink that reads "Kathy Carpenter". The signature is fluid and cursive, with "Kathy" on the top line and "Carpenter" on the bottom line.