

**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.**  
**BOARD OF DIRECTORS MEETING AGENDA**  
**December 15, 2025**

- I. I. Call meeting to order by President:**
- II. II. Roll Call of Directors:** Scott Derstine, Leo Ouellette, Mike Carney, Rollie Hill, Liz Guptill, Mark Sherman, Lenard Houloose, & Management Representative, Joanna Likar.
- III. Proof of Meeting Notice:**
- IV. Approval of November 17, 2025 Meeting Minutes:**
- V. Topics requested by members to be discussed [These are restricted to Board Meeting Agenda Items only. Time limit for each speaker is three (3) minutes]:**
- VI. New Member Introductions and Member Guest:**
- VII. Financial Report:**
- VIII. Report of Officers and Directors:**
- IX. Managers' Report:**
- X. Committee Reports:**
  - a. Architectural (Lynn Newman):**
    - i. 5006 Northshore Drive- Concrete Installation
    - ii. 5017 Mt Olive Shores Ct - Concrete Installation
    - iii. 5013 Mt Olive Shores Ct - Concrete Installation
    - iv. 5009 Mt Olive Shores Drive - Concrete Installation
  - b. Building (Glenn Miller):**
  - c. Budget (Leo Ouellette/Rollie Hill):**
  - d. Data, Internet & Records (Scott Derstine):**
  - e. Documents (Liz Guptil):**
  - f. Nominating (Nancy White):**
  - g. Election (Nancy White):**
  - h. Guardian Editor (JoAnna Likar):**
  - i. Lawn Maintenance (Mike Carney):**
  - j. Maintenance (Greg Lynch):**
  - k. Social (Andrew Speakes):**
  - l. Other committees:**
- XI. Old Business:**
  - a. CPA Review
  - b. Building Mitigation update
    - i. Addition of the new building to the current property insurance policy
  - c. Pipe repairs and storm water inspections.
    - i. Pipe repair, cleaning and inspection proposal.
  - d. Review contracts for the following season, and approve continuation of contracts that are not expiring. Work on renewals and keep on agenda until completed:

- i. Attorney Appleton, Reiss, and Skorewics: Original contract signed 10/1/18. This contract will renew automatically unless terminated by either party. Proposal of new counsel with Stockham Law Group
- ii. Pest Contract – approved for Country Boy on 2/14/22. This contract is \$225/qtr. will renew automatically unless terminated by either party. Need new quote with new building.
- iii. Gate Maintenance Baier Tech Services; Proposal to renew with addendum
- iv. Yard Waste and Weir Cleanup (Purvis); \$1000/mo., current contract good until 3/31/26. Proposal to renew for two years via addendum.
- v. Page and Company; New Contract required for 2026. Last audit was performed fiscal year ending 2024, review only will be required. Two quotes received from other firms. Best quote was Bashor and Legendre for \$\$3,950 for review and tax filing.
- vi. Reserve study – Need quote for 2026 reserve study, update with new building mitigation. Proposal for 2026 level 2 review from Reserve Advisors at \$\$3,950.
- vii. Facility Cleaning, Precision Office Cleaning; Contract is good until terminated. We need to update our needs based on new building mitigation. Complete by April
- viii. Canal Contract, Applied Aquatics; Ends 3/31/26, will need to be renewed this season. Current is \$410/month. Complete by February
- ix. Management, EnProvera; Ends 3/31/26 will need to be renewed this season. Current is \$2864.50/mo. Proposal to renew with 3% increase via addendum.
- x. Fire Inspection; will need to be scheduled, and renewed this season. Last year was \$621.06, because several units needed to be replaced. This should be significantly less this year. Complete by March

**XII. IV. New Business:**

- a. Proposed FY2026 meeting dates
- b. Draft Board Policy on Insurance Requirements
- c. Five Year Plan, and Planning Committee
- d. Committees: Please submit requests for funds to the Budget Committee Chair.

**XIII. Members Comments and Concerns [These are restricted to Board Meeting Agenda Items only. Time limit for each speaker is three (3) minutes]:** (To be given the floor prior to any voting)

**XIV. Adjournment:**