

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS WORKSHOP AGENDA
October 17, 2022

I. Call meeting to order by President:

II. Roll Call of Directors: Director's present: William Lisanby, Lynn Newman, Leo Ouellette, Pat Hormell, Scott Derstine, Cheryl Haggerty, Mike Carney & Management Representatives, Joanna Likar and Staci Hurlburt.

III. Old Business:

- a. Resignation of Board member
- b. Proposals for Weir repairs. Request that Pennoni draft two RFP's for weir project including engineering specifications for scope of work.
- c. Update on Tree removals, approved at April meeting
- d. Draft approval for Data, Internet, and Records Committee
- e. FDOT drainage SR33 update
- f. Review preliminary Report from the Mitigation of Buildings and Gazebos committee (Roger Prewitt).

IV. New Business:

- a. President's summer decisions: To be ratified at Board Meeting.
 - i. Insurance Policies; Workers Comp, Directors and Officers Liability and Excess Liability were approved last season on or before last meeting. Commercial Liability **(\$6,342)**, Commercial Property **(\$4,435)**, and Bond /Crime **(\$1,311)** insurances approved by President after last meeting in April.
 - ii. Approved an additional **\$700** above what was approved at the April meeting **(\$6,000)** for removal of trees.
 - iii. Utilized Lawyer for two items;
 - 1. Discrepancy between FS720, and bylaws regarding budgeting and reserves.
 - 2. FDOT contact in reference to the SR33 drainage issue.
 - iv. Architectural approvals during the summer.
 - 1. 4910 Shore Line Drive, Concrete Installation
 - 2. 5135 Island View Circle S, Install Shed
 - 3. 5045 Mt. Olive Shores Drive, Install Temporary Ramp
 - 4. 5013 Mt. Olive Shores Ct., Screen and Vinyl front of RV port
 - 5. 4929 Northshore Circle, Install shed
 - 6. 5009 Mt. Olive Shores Drive, Rebuild existing roof at port
 - 7. 5006 Northshore Drive, Cantilever front port
 - 8. 5161 Island View Circle N, Manufactured Home Installation
 - 9. 4953 Shore Line Drive, Move shed add concrete
 - 10. 5105 Shoreline Drive, Manufactured Home Installation
 - 11. 8942 South Shore Court, Concrete Installation
 - 12. 5169 Island View Circle N, Manufactured Home Installation

13. 4964 Northshore Drive,	Concrete Installation
14. 4953 Shore Line Drive,	Remove RV Port & replace
15. 4990 Mt. Olive Shores Dr,	RV Port Installations
16. 5044 Southshore Drive,	Concrete Installation
17. 8909 South Shore Ct.,	Add porch to front of park model
18. 4910 Shore Line Drive,	Add Car Port
19. 5219 Island View Cir S,	Concrete Driving extension
20. 8917 South Shore Ct,	Attach an existing vinyl shed
21. 5158 Northshore Drive,	Concrete Installation
22. 5118 Island View Cir N,	Concrete Installation

- b. Hurricane debris clean-up.
- c. Water back flow preventer inspection / repairs.
- d. Information regarding the parcel of land in front of MOS by route #33
- e. Review and approve the results of the reserve study from Pennoni.
- f. Request Management Company to search for new Insurance Broker for the spring.
- g. Review / discuss potential vote regarding budget/reserve study conflict in our bylaws verses FS720.

V. Members Comments and Concerns:

VI. Adjournment: