

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS WORKSHOP AGENDA
November 14, 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 Representative, Joanna Likar.

III. Old Business:

- a. Status of Pennoni draft of two RFP's for weir project including engineering specifications for scope of work.
- b. FDOT drainage SR33 update
- c. Water back flow preventer inspection / repairs. Inspection at Gazebo #5 was \$75, passed. Phase 3 maintenance shed requires a new unit, received quote for **\$565**
- d. Information regarding the parcel of land in front of MOS by SR33
- e. Review and approve the results of the reserve study from Pennoni.
- f. Status of insurance search
- g. Status of changes required to reduce conflicts between FS720 and our Declarations (Documents Chair)

IV. New Business:

- a. Review and approve CPA Review.
- b. Association Insurance Claims Web Course on Nov 16th
- c. Community assets maintenance log (and Resolution)
- d. Members and visitors speeding throughout the community
- e. Yard Sale Date approval. Recommendation from Yard sale chair was first weekend in February (2/3/23 and 2/4/23).
- f. Member money donated for "Fish" in our waterways
- g. Committee Chairs, please submit request for funds to the budget committee chair ASAP.
- h. **2023 contracts;**
 - i. Auto Renewals to be confirmed;
 - 1. Termites - **Terminex**; Original installation of bait traps and contract approval took place in November 2015 (Southwind). Terminex stated that they would honor Southwind contract, however we have never received a contract from them. Establishing a new termite contract with another group is too costly, so we should just confirm that we will have Terminex continue this service. Last year's bill was \$314.58. This year's bill is **\$337.05**.
 - 2. Pest Contract – **Country Boy** contract approved on 2/14/22. This contract will renew automatically for **\$225** per quarter unless terminated by either party.
 - 3. Attorney **Appleton, Reiss, and Skorewics**: Original contract signed 10/1/18. This contract will renew automatically unless terminated by either party
 - 4. Dumpster Service **Republic**; Contract extends to 2024; original was \$1610.19, with "increases from time to time", currently at **\$1760.34**.

5. Lawn Mowing; Contract extends to 2024, initial was \$10500 / mo with 4% increase allowed per year. Currently **\$10,815**.
6. Accountant **Hamilton and Phillips**; Contract extends to 2024. (**\$2350** for a review, **\$3750** for an audit). Along with confirmation, we will need to decide review or audit. Last audit was (??)
- ii. Fence washing **Adam's pressure washing**; Contract expires in December. Adam's nephew Travis now runs this business. Need new contract with Travis. Last year's rate was **\$3500**.
- iii. Gate Maintenance **Baier Tech Services**; Ends 3/31/23, vendor already agreed to renew for next season at last year's rate of **\$224/yr**.
- iv. Reserve study **Pennoni**; Addendum required for another year. This year's rate was **\$2750**.
- v. Facility Cleaning **Five Star**; Contract ends 1/4/23, need renewal, currently **\$26/wk**.
- vi. Canal Contract, **Applied Aquatics**; Contract ends 3/31/23 will need renewal, currently **\$375/mo**
- vii. Yard Waste **TNT**; Contract ends 3/31/23 will need renewal, currently **\$800/mo**.
- viii. Management, **EnProvera**; Ends 3/31/23 will need renewal this, currently **\$2864.50/mo**.
- ix. Fire Inspection **Cintas**; will need to be scheduled this season. Last season's inspection was **\$159.84**.

V. Members Comments and Concerns:

VI. Adjournment: