

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS MEETING AGENDA
November 21, 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. Proof of Meeting Notice:**
- IV. Approval of October 24, 2022 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:**
 - 1. Architectural (Roger Prewitt):**
 - 2. Budget (Pat Hormell):**
 - 3. Data, Internet & Records (Scott Derstine):**
 - 4. Documents (John Schmiederer):**
 - 5. Election (Nancy White):**
 - 6. Guardian Editor (JoAnna Likar):**
 - 7. Maintenance (Greg Lynch):**
 - 8. Nominating (Nancy White):**
 - 9. Long Range Planning (Leo Ouellette):**
 - 10. Social (Open):**
 - 11. Sunshine (Jane Derstine):**
 - 12. Welcome (Jan Polich):**
 - 13. Yard Sale (Diane Butler):**
- XI. Old Business:**
 - a. 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**
 - b. Review and approve the results of the reserve study from Pennoni.
 - c. Review of Document Committee draft edits to Articles of Incorporation.

XII. New Business:

- a. Review and approve CPA Review.
- b. Review and approve Community assets maintenance log and Resolution
- c. Members and visitors speeding throughout the community (Adhoc committee?)
- d. Yard Sale Date approval. Recommendation from Yard sale chair was first weekend in February (2/3/23 and 2/4/23).
- e. Member money donated for “Fish” in our waterways (Adhoc committee?)
- f. Social Committee: Re-appoint Jim Johnson interim chair, debit card for purchases.
- g. **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. He has agreed to same price.**
 - 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, new contract proposal to approve for 2023 is **\$28/week** for bathroom cleaning, deep cleaning of three gazebos for a total one time of **\$834**
 - 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.**

XIII. Members Comments and Concerns:

XIV. Adjournment: