

**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS BUDGET MEETING AGENDA
February 6, 2023**

- 1. Call Meeting to Order by President:**
- 2. Roll Call of Directors:** William Lisanby, Lynn Newman, Leo Ouellette, Pat Hormell, Scott Derstine, Cheryl Haggerty, Mike Carney & Management Representative, Joanna Likar.
- 3. Proof of Meeting Notice:**
- 4. Old Business: None**
- 5. New Business: Approval of the 2023-2024 Budget**
 - a. Review Proposed Budget**
 - b. Vote on Proposed Budget**
- 6. Adjournment:**

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS WORKSHOP AGENDA
February 6, 2023

- I. Call meeting to order by President:**

- II. Roll Call of Directors:** William Lisanby, Lynn Newman, Leo Ouellette, Pat Hormell, Scott Derstine, Cheryl Haggerty, Mike Carney & Management Representative, Joanna Likar.

- III. Old Business:**
 - a. Sound system update
 - b. Pennoni draft RFP's for Weir repairs and storm water drain inspection (approve at Meeting, omitted from January meeting)
 - c. Review the Community assets maintenance Work Order log and Resolution lawyer comments
 - d. Resolution on reserve study draft lawyer comments
 - e. Review lawyers comments on handicap ramp installation form
 - f. Members and visitors speeding throughout the community, committee update
 - g. Member money donated for "Fish" in our waterways, committee update

- IV. New Business:**
 - a. Neighborhood watch presentation by PCSO
 - b. Review the draft Maintenance Inspection procedure
 - c. Estate Sale February 18 & 19, 4936 Shoreline Dr.
 - d. "Meet the Candidates" reminder – February 13, immediately following the Board Meeting.
 - e. Members meeting reminder – February 20, 2023. Voting to begin 11AM. Lasagna lunch begins at 11:30AM, meeting with vote results at 1PM, Organizational meeting afterwards.

- V. Members Comments and Concerns:**

- VI. Adjournment:**

Proposed Budget
2023-2024

For Board Approval
updated 9 January 2023

	FY 2022-2023 Budget	Expenses Dec 2021 - Nov 2022 YTD	Budget vs. Expenses Difference	2023-2024 Proposed Budget	Year to Year Budget Comparison	Notes
Administration						
7030 Bank Charges	0	8	-8	0	0	
7031 Office Supplies	1,000	1,032	-32	1,100	100	
7032 Printing & Postage	10,500	5,255	5,245	15,000	4,500	
7033 Taxes & Fees	100	61	39	100	0	
7034 Management Fees	35,000	34,429	571	35,000	0	
7035 Web Page	1,400	1,368	32	2,500	1,100	
7036 Legal Fees	17,000	11,310	5,690	20,000	3,000	
7037 Accountant Fees	2,250	2,975	-725	4,175	1,925	
7039 Reserve study	2,750	202	2,548	0	-2,750	
Total Administration	70,000	56,640	13,360	77,875	7,875	
Maintenance						
7040 Lawn Maintenance	138,240	142,635	-4,395	148,750	10,510	
7041 Yard Waste Pickup Servi	9,600	9,600	0	11,040	1,440	
7042 Canal Maintenance	4,500	3,595	905	4,776	276	
7043 Gate Maintenance	2,500	900	1,600	2,500	0	
7044 Gazebo Maintenance	2,000	821	1,179	2,000	0	
7045 Common Area & Signs	200	0	200	4,224	4,024	
7046 Road Repairs	0	165	-165	0	0	
7047 Fence Repairs	1,000	256	744	1,000	0	
7048 Tree Trimming	6,000	9,350	-3,350	6,000	0	
7049 Maintenance Supplies	1,000	932	68	1,000	0	
7050 Restroom Cleaning	2,000	2,335	-335	2,290	290	
7051 Fence Washing	3,800	3,500	300	3,500	-300	
7052 Pest control	1,100	337	763	1,238	138	
7059 Fire Inspection Annual			0	170	170	
Total Maintenance	171,940	174,426	-2,486	188,488	16,548	
Utilities						
7060 Electric	6,050	4,986	1,064	6,650	600	
7061 Telephone (Gate)	660	527	133	726	66	
7062 Water	1,200	1,115	85	1,320	120	
7063 Refuse Collection	22,700	20,771	1,929	25,000	2,300	
7064 Backflow Annual Inspection			0	700	700	
Total Utilities	30,610	27,399	3,211	34,396	3,786	
Insurance						
7070 Workers Comp	659	599	60	800	141	
7071 Bond	1,374	1,559	-185	1,800	426	
7072 Umbrella	1,135	973	162	1,200	65	
7073 Liability Package	5,782	10,138	-4,356	12,000	6,218	
7074 Directors & Officers	3,877	2,327	1,550	3,000	-877	
Total Insurance	12,827	15,596	-2,769	18,800	5,973	
Other Expenses						
7080 Gate Clickers	0	-554	554	0	0	
7081 Miscellaneous/Unanticipa	2,000	75	1,925	2,000	0	
7082 Welcome Committee	300	0	300	300	0	

Proposed Budget
2023-2024

For Board Approval
updated 9 January 2023

7083 Sunshine Committee	150	0	150	150	0
7084 Memorial Fund	100	0	100	0	-100
7085 Annual Meeting	500	477	23	500	0
7086 Advertising	0	0	0	0	0
7087 Documents Committee	0	0	0	200	200
Architectural Committee	0	0	0	100	100
Total Other Expenses	3,050	-2	3,052	3,250	200
Total Operating Expenses	288,427	274,059	14,368	322,809	34,382
8001 Reserves Contribution	52,166			106,467	54,301
Operating Expenses + Reserves	340,593			429,276	88,683
Contingency Fund Excess	-13,657			-72,586	
Total Expenses	326,936			356,690	
Assessment	970			1,058	88
CPI 11/30/2022 7.1% + 2% =9.1% increase allowable	1,058	max assessment allowed			