

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
NOTICE AND AGENDA FOR
****RESCHEDULED****
2023 ANNUAL MEMBERSHIP MEETING

NOTICE IS HEREBY GIVEN of the 2023 Annual Membership Meeting of Mt. Olive Shores Lot Owners' Association of Polk County, Inc. ("Association") which has been **RESCHEDULED** and will now be held on the following date and time at the following place:

DATE: MARCH 8, 2023

TIME: 1:00 P.M.

PLACE: Gazebo #5

5201 Island View Drive, Polk City, FL 33868

AGENDA: The Agenda for the meeting is as follows:

1. Calling of Meeting to Order
2. Roll Call/Certification of Proxies, Conformation of Quorum
3. Proof of Notice of Meeting
4. Reading and Approval of Minutes of Prior Meeting
5. Reports of Officers
6. Reports of Committees
7. Other Items
8. Old Business
9. New Business
10. Election of Board Members
11. Adjournment

I. Election of Directors.

There are four (4) positions open on the board of directors. All directors shall serve for a term of two years, or until their replacement is elected or appointed. The Association received six (6) nominations for the four (4) open seats, accordingly there will be an election for directors. The new directors will be announced at the annual meeting following the election.

II. PROXY

Enclosed with this notice is a proxy for your use if you cannot attend the annual meeting. In order to establish a quorum and conduct business at the membership meeting and for your vote to be counted, you must either attend the meeting in person or submit your proxy prior to the meeting. If you are not sure if you will attend the meeting, please submit your proxy to ensure that the Association has a quorum. If you later decide to attend the meeting, you can revoke your proxy prior to the start of the meeting. Please complete, sign, and date the proxy form and return it to:

Mt. Olive Shores Lot Owners' Association, Inc.

Attention: JoAnna Likar, LCAM

EnProVera

330 Pauls Drive Ste. 200

Brandon, FL 33511

If you have questions, please contact the Association's community manager's office at 813-951-0312.

Dated this 6th day of February 2023

By Order of the Board of Directors

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
PROXY

I, the undersigned, being an owner(s) of a lot located at *(insert street address)* _____ and an authorized voting member of the MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC., do hereby appoint [] Secretary of the Association or [] _____ (if left blank I appoint the Secretary) as my proxyholder to attend the 2023 Annual Meeting of the Members of MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC. to be held on **March 8, 2023 at 1:00 p.m. at Gazebo #5, 5201 Island View Drive, Polk City, FL 33868**, or any adjournment thereof, but in no event longer than ninety (90) days after the date of the meeting indicated herein. This proxy can be rescinded at any time at the pleasure of the undersigned. The proxyholder named above has the authority to vote and act for me to the same extent as if I were personally present and to vote on all matters, with power of substitution, except that my proxyholder's authority is specifically limited as indicated below.

I UNDERSTAND THAT THE PERSON I DESIGNATE AS PROXY MUST BE IN ATTENDANCE AT THE ANNUAL MEMBERSHIP MEETING IN ORDER TO PRESENT MY NAME ON ROLL CALLS AND CAST MY VOTE FOR ANY MATTERS FOR WHICH A PROXY MAY BE USED. ONLY ONE VOTE MAY BE CAST FOR ANY LOT EVEN IF PROPERTY IS OWNED BY MORE THAN ONE PERSON.

TO BE VALID, YOUR PROXY MUST BE DATED AND SIGNED:

Date: _____

SIGN YOUR NAME HERE: _____

PRINT YOUR NAME HERE _____

THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

**SUBSTITUTION OF PROXY
(For Use by Proxy Holder Only)**

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set for the above.

Date: _____

Proxy Signature: _____

Print Name: _____

Return this proxy in the enclosed proxy envelope to:

Mt. Olive Shores Lot Owners' Association of Polk County, Inc. Secretary
c/o JoAnna Likar, LCAM
330 Pauls Drive Ste. 200
Brandon, FL 33511

MT. OLIVE SHORES LOT OWNERS ASSOCIATION, INC.
ELECTION OF THE BOARD OF DIRECTORS
BALLOT

Please vote for no more than four (4) Directors (*any ballot with more than four (4) names marked will be disallowed*).

_____ Mike Carney

_____ Scott Derstine

_____ Cheryl Haggerty

_____ Leon Johnson

_____ David Linn

_____ David Olmstead

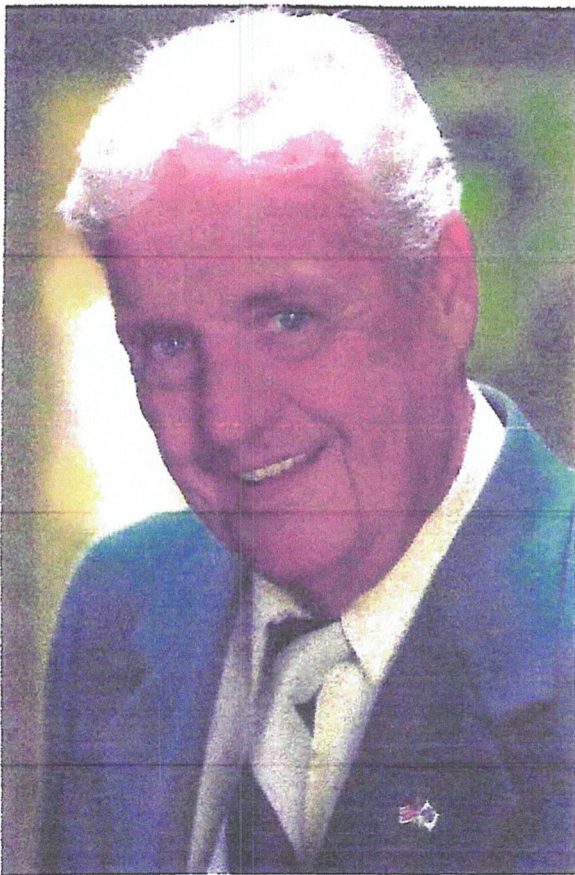
**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS ORGANIZATIONAL MEETING AGENDA**

March 8, 2023

- I. Call Meeting to Order by Property Manager:**
- II. Roll Call of Directors:**
- III. Proof of Meeting Notice:**
- IV. Election of Officers;**
 - a. President (By Property Manager)**
 - b. Vice President**
 - c. Secretary**
 - d. Treasurer**
- V. Statement of Elected Officers;**
 - a. President**
 - b. Vice President**
 - c. Secretary**
 - d. Treasurer**
- VI. Approval of elected officers being the signators on all Association financial accounts**
- VII. Adjournment:**

Mt. Olive Shores Lot Owners' Association of Polk County, Inc.
Annual Membership Meeting Minutes
February 21, 2022

- I. **Call to order by President:** Meeting was called to order by President, William Lisanby at 1:00pm.
- II. **Roll Call of Directors:** Directors present: William Lisanby, Lynn Newman, Leo Ouellette, Scott Derstine, Roland Helton, Pat Hormell, Mike Carney, & Management Company Representatives Staci Hurlburt, and JoAnna Likar. Quorum was present.
- III. **Proof of Meeting Notice:** Manager, JoAnna Likar certified notice was sent to all members in accordance with the FL720 and MOS Bylaws. Affidavits were notarized.
- IV. **Approval of Minutes of the Annual Membership Meeting February 22, 2021:** Motion was made by Pat Hormell to approve the 2021 Annual Membership Meeting minutes. Lynn Newman seconded, and it was unanimously approved.
- V. **Reports of Officers and Directors:** None
- VI. **Report of Committees:**
 - a. Architectural (Roger Prewitt): Nothing to report
 - b. Budget (Pat Hormell): Nothing to report.
 - c. Documents (John Schmiederer): Absent
 - d. Election (Nancy White): Nothing to report
 - e. Guardian Editor (JoAnna Likar): JoAnna Likar announced to please have all Guardian submissions in today.
 - f. Long Range Planning (Leo Ouellette): Nothing to report
 - g. Maintenance (Chuck Polich): Absent
 - h. Nominating (Nancy White): Nancy White encouraged members to start thinking about whether they wanted to run next year as there will be four open seats.
 - i. Social (Jim Johnson): Jim Johnson reported that he was very happy with the turnout and thanked the members.
 - j. Sunshine (Jane Derstine): Nothing to report
 - k. Telephone Directory (Leo Ouellette): Leo Ouellette reported it will be updated at the end of the month.
 - l. Web Page (Scott Derstine): Nothing to report
 - m. Welcome (Jan Polich): Nothing to report
- VII. **Vote to Amend Declaration:** The polls were open from 10:30am to 12:30om. 146 voted yes; 27½ voted no. Amendment passes.
- VIII. **Old Business:** None
- IX. **New Business:** None
- X. **Announcement of Directors:** JoAnna Likar announced that the candidates with the most votes were Pat Hormell, Lynn Newman and David Smith.
- XI. **Adjournment:** With no further business, motion was made by Mike Carney, seconded by Cheryl Haggerty to adjourn the Annual Meeting at 1:28pm. Unanimously approved.



Mike Carney
5058 Mt. Olive Shores Drive
Polk City, FL 33868

I was born and raised on Long Island, New York, until I was 18 years of age. I then enlisted in the United States Air Force and upon honorable discharge spent three years in New Jersey. During that time, I married and worked for Ford Motor Company. I then moved to Connecticut where I bought a small landscaping business and expanded it into a garden center, florist and lawn maintenance business. In 1987, I sold the business and moved to Florida. I then started a food service business and had food concession stands at Home Depot and Lowe's in four towns. I served on the board of directors at my condo complex until I bought a home in Lakeland in 1993.

In 2017, I married Joetta and moved to Auburndale for one year. We then moved to Mount Olive Shores where we currently reside. After moving to MOS, I was asked to serve on the lawn committee because of my past experience.

In the fall of 2020, I accepted a request to fill in for a resigned MOS Board Member. I have attended the FL720 Board Certification Class. I currently Chair the Lawn Service Committee, utilizing my 25 plus years of experience in the landscaping field.

I would like to continue to serve on the Board of Mount Olive Shores where I believe I can continue to be a valuable member.

E Scott Derstine
5200 Island View Cir. S
Polk City, Florida



My wife Jane and I have been MOS lot owners since November, 2009. We have been full time residents here since January 2012. I have been serving as a Director on the MOS Board since 2017. I am currently serving as the Board Secretary. I have also served MOS as the webmaster for our community web site since 2013. My wife Jane has been serving as the Sunshine committee chair since 2013.

Originally, from northeast suburbs of Philadelphia PA, we lived in Rhode Island for 17 years.

After selling our home there, we were full time campers in Massachusetts for 3 years before moving permanently to Florida.

I retired from Bausch and Lomb in Tampa in April 2021. I had spent a large portion of my career in biotechnology and pharmaceutical manufacturing, primarily as a front line supervisor. These positions have given me considerable experience in developing and managing people, as well as some other experiences inherent of the business; process engineering, technical writing, computer systems and an attention to detail mindset.

Jane and I fell in love with Mount Olive Shores the minute we drove through the gates. Our first impression was the neatness of lots, the uniform mowing of the grass, the beautiful canals, and the abundance of tropical trees. Once we started visiting regularly we discovered that our true love of this community were the people who live in it. My goal as a continuing member of the board would be to help maintain the beauty of our community and its culture.

Cheryl Haggerty

5082 Shore Line Dr
Polk City
941 545 5422
cphrdh@yahoo.com



I am just finishing my first term on the MOS Board. I have really enjoyed serving the community as a board member. I must say I have learned a lot as to how the board works to take care of this community. This past year I have served as your Treasurer, and that has been a real learning experience. As Treasurer, I trust the management company, but verify all the financial records. Then I report to the Board and the members in a way that the information can be understood.

Elected to Mount Olive Shore Board February 2021 for a 2 year term

Elected Treasurer by the Board February 2022

Member US Coast Guard Auxiliary for 20 years

Served as Flotilla Commander

Qualified as Boat Coxswain

Treasurer for the Florida Dental Hygienist Association for 6 years

It would be my honor to serve the community another 2 years should I be elected.

Name : Leon Johnson

Address : 5172 Island View Circle North



I was born and raised in Des Moines, Iowa for 18 years until I graduated from high school in 1971. Joined the Navy out of HS and spent most of my military time in Florida. Met my wife while in the Navy as she too was a Navy service member. We married in 1974 and was honorably discharged in 1975. We then moved to St. Louis where we lived for 43 years until we moved across the river to Illinois. We recently sold our home in June of 2022 and purchased our current home here in Mount Olive Shores phase 5 in August.

I was approached last year to run for the board but declined as I was unfamiliar with all the board functions. I now feel that I am more familiar with the responsibilities of the board and its responsibility to the community. So with that being said I have decided to run for one of the positions available. I believe that I have gained knowledge and confidence that I can help our community thrive and move forward.

I would like to serve on the board to help insure that the integrity and quality of this community grows and continues to be a wonderful place to live.

Leon Johnson
5172 Island View Circle North
Polk City, Florida 33868



David B. Linn
US Army Veteran

Why you should vote for me for the Board of Directors of MOSLOA:

I have been asked to volunteer to serve on the Board. After considerable thought, I am hereby volunteering myself to serve on our Board, if the membership agrees to vote for me!

Why should you vote for me?

I am a full time resident of MOS. I want the best for our community to be around for a long time. I will be a very objective, reasonable, and rational member of our Board. All while listening to our residents concerns.

I hold a Bachelor of Science degree from Southern Illinois University. I have a business background in Sales and Management, and I am accustomed to making decisions in a timely manner. I managed a John Deere Construction Equipment dealership in Minnesota. I have been a National Sales Manager for a PVC fittings manufacturer in Fargo, North Dakota. (I should get extra points for just living in Fargo!)

I have served on two different Condominium Association Boards for several years each. I also served on my church board for several years.

I am concerned about our Reserve Funds situation. I believe we should look into this whole situation a bit deeper.

I am accessible. You can call me at 248-872-8495.

I live at 5122 Southshore Drive.

Thank You for considering me.

RESUME



David E. Olmstead
5256 Island View Cir N
Polk City, FL 33868
Phone: 850-612-4436
E-mail: _____

Chris, my wife of 45+ years, and I were full time RVers 2007-2015 and prior to that we lived in Stafford County, VA for 18½ years. We purchased our house in MOS in February 2015.

EDUCATION:

BS degree in General Science (Science Education) from Oregon State University in Corvallis, OR
Various Post-Graduate courses at the University of Chicago, Georgetown University, and George Mason University

WORK EXPERIENCE:

Part time work in retail sales during high school. Assisted in research with professors in college. Full time night grocery store manager during my last two years in college.

U.S. Navy: Enlisted in the U.S. Naval Reserve in June 1966, earning the rank of Petty Officer 3rd Class (E-4). Commissioned in March 1970, I served honorably until retiring in March 1991, having achieved the rank of Commander (O-5).

For the next four years I worked in a variety of retail sales positions and owned a small engine repair business. From 1995 until I retired in 2007, I taught middle school (4 years) and high school (7½ years) mathematics.

MOUNT OLIVE SHORES:

Prior to being elected to the Board in February 2016, I served on the Maintenance Committee. After being elected, I was appointed Chair of the Ad-Hoc Road Committee. With the assistance of seven other residents, I coordinated writing the contract, evaluated the bids received and, in late January-early February 2017, supervised the repaving of all the community's roads and cul-de-sacs. After new members were elected to the Board in February 2017, I was elected President. For personal reasons I resigned from the Board in April 2019.

I believe the Board needs some fresh perspective and I believe I can provide that.

HOBBIES:

RVing, golf, playing bridge, and playing the bass guitar