

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS WORKSHOP AGENDA
October 16, 2023

I. Call meeting to order by President:

II. Roll Call of Directors: Director's present: Lynn Newman, Leo Ouellette, Pat Hormell, Scott Derstine, Cheryl Haggerty, Mike Carney, Leon Johnson & Management Representative, Joanna Likar.

III. Old Business:

- a. Update on Shenandoah - weir repairs, and drainage pipe inspections, abandon pipe
- b. Update on Gazebo #2
- c. Update on Tree Trimming – Approved \$6000 spend \$4,800 for job. Okayed addition \$1,100 for removing tree trunk at the corner of Shore Line Dr. & Northshore Dr. Plus trim low hanging branches near lot 4932 Shore Line Dr.
- d. Road signage committee update
- e. Social Committee incorporation update – 50/50 resolution
- f. Document committee update

IV. New Business:

- a. Member Contributions during the spring/summer
 - i. Flower beds, flags and signage on gate
 - ii. Stop sign replacement
 - iii. Floor painting in Gazebo #5
 - iv. Gazebo #2 cleaning and screen repair
- b. Confirmation of Summer approvals by Board President
 - i. Approved \$300 for 5 gals. of paint for Gazebo #2
 - ii. Authorized Management Company to contact Association Lawyer over legal concerns there may be between MOSLOA and a newly formed 50/50 Social Corporation.
 - iii. Approved Architectural Applications.
 - 1. 4940 Shore Line Dr. Install Awning Cover
 - 2. 5169 Island View Cir. N. Concrete Installation
 - 3. 5209 Island View Cir. S. Install Handicap Ramp
 - 4. 5248 Island View Cir. S. Install 2 Screen Walls Under Port
 - 5. 4965 Shore Line Dr. Install Aluminum Awning
 - 6. 5101 Shore Line Dr. Concrete Installation
 - 7. 5082 Shore Line Dr. New Steps in front of house
 - 8. 4937 Northshore Cir. Concrete Installation
 - 9. 4937 Northshore Cir. Manufactured Home Installation
 - 10. 5153 Shore Line Dr. Add RV Port
 - 11. 5082 Shore Line Dr. Add Area to House
 - 12. 5149 Island view Cir. N. Install Hot Tub & Privacy Fence
 - 13. 8934 Island View Dr. Concrete Installation
- c. Review Accounting audit for fiscal year ending 4/23.
- d. Replace AC in Library Room.
- e. Maintenance shed replacement, repair of concrete (2024 Reserve line item)
- f. Storm shelter – Look into feasibility of a FEMA funded project for phase 4 or 5.
- g. **Contracts Ending this fiscal year**
 - i. Lawn Service contract (Floralawn) ends 3/31/24 – renegotiate or search for new lawn service
 - ii. Dumpster contract (Republic) ends 11/1/23 – renegotiate or search for new service

- iii. Accountant contract (Hamilton and Phillips) ended with last report – renegotiate or search for new service
- h. **Ongoing Contracts to confirm**
 - i. Pest Control (Country Boy) – continue at \$225 per quarter
 - ii. Termite trap inspections (Terminex) – Price increase for this year from \$314.58 to \$354.17
 - iii. Attorney (Appleton, Reiss, and Skorewics)
 - iv. Yard Waste removal (TNT) – continue at \$920/mo, includes periodic weir cleanup
 - v. Reserve study (Pennoni) – use last year’s study
- i. **Contracts requiring addendum or renewal**
 - i. Fence washing (Adams Pressure Washing) – last year \$3500
 - ii. Canal spraying (Applied Aquatics) – currently \$398/mo
 - iii. Gate Maintenance (Baier Tech Services) – currently \$224 plus \$95/hr for repairs
 - iv. Facility cleaning (Five Star) – new contract to approve for 2024 (\$30/wk for bathrooms, plus one time cleaning at \$931)
 - v. Management contract (EnProVera) – currently \$2865/mo
 - vi. Fire Protection inspection – need new quote and to schedule
 - vii. Back Flow Preventers inspection – need new quote and to schedule.

V. Members Comments and Concerns:

VI. Adjournment: