

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS MEETING AGENDA
October 23, 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. Proof of Meeting Notice:**
- IV. Approval of April 10, 2023 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 (Jeff Pelloni):**
 - 2. Budget (Pat Hormell):**
 - 3. Data, Internet & Records (Scott Derstine):**
 - 4. Documents (Liz Guptil):**
 - 5. Election (Nancy White):**
 - 6. Guardian Editor (JoAnna Likar):**
 - 7. Maintenance (Greg Lynch):**
 - 8. Nominating (Nancy Fournier):**
 - 9. Long Range Planning (Leo Ouellette):**
 - 10. Social (Cathy Swanigan):**
 - 11. Sunshine (Jane Derstine):**
 - 12. Welcome (Jan Polich):**
 - 13. Yard Sale (Diane Butler):**
- XI. Old Business:**
 - a. Approval of updated bid for Weir repair for \$209,930 + 4.5% fuel surcharge
 - b. Approval of sign committee proposal for up to \$5500
- XII. New Business:**

- a. Form and Approve adhoc committee chair for Lawn contract research
- b. Confirm and approve formation of the Social committee non-profit corporation
- c. Confirm Summer approvals by the President
 - i. Approved \$425 for 5 gals. of paint for Gazebo #2, and misc. maintenance
 - 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
- d. Approve replacement of AC in Library Room
- e. Form and approve adhoc committee chair for Phase 3 shed and concrete upgrades
- f. Form and approve adhoc committee chair for feasibility study for storm shelter
- g. Confirm use of 2022 Reserve study for budgeting the 2024-2025 fiscal year's reserve. (\$94,966)
- h. Approve contract from Adams Pressure Washing (Fence Cleaning) for \$3700.
- i. Approve new contract with Hamilton and Associates (Accountant), and determine whether we do a review or audit in 2024. Last audit was 2018. New contract is \$2850 for review, \$5000 for audit.
- j. Approve new contract with 5 Star (restroom, Gazebo cleaning). \$30/wk for bathrooms, plus one time cleaning at \$931
- k. Confirm continuation of ongoing contracts
 - 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

XIII. Members Comments and Concerns:

XIV. Adjournment: