

**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.**  
**BOARD OF DIRECTORS MEETING AGENDA**  
**November 20, 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 October 23, 2023 Meeting Minutes:**
- V. New Member Introductions and Member Guest:**
- VI. Financial Report:**
- VII. Report of Officers and Directors:**
- VIII. Managers' Report:**
- IX. 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):**
- X. Old Business:**
  - a. Approve draft Articles of Incorporation, Restated Bylaws and Restated Deed Restrictions to be sent to the attorney for review.
  - b. Confirm continuation of ongoing contracts
    - i. Dumpster Service (Republic) – continue current contract beyond 3/24/24 for an additional 36 months
    - ii. Yard Waste removal (TNT) – continue at \$920/mo, includes periodic weir cleanup
  - c. Approve new contract for Gate Maintenance (Baier Tech Services) for \$225 plus \$95 per hour for repairs.

d. AC unit in Library.

**XI. New Business:**

- a. Confirm approval of estate sale at 5084 Southshore Drive
- b. Fiber optics installation by Tillman Fiber Company – Approve installation, and sending ROA to attorney for review.

**XII. Members Comments and Concerns [These are restricted to Board Meeting Agenda Items only. Time limit for each speaker is three (3) minutes]:**

**XIII. Adjournment:**