

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS MEETING AGENDA
January 15, 2024

- 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 December 18, 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. Document revisions – Update and/or further approvals
 - b. Maintenance Shed Replacement Proposal for \$16971.10
 - c. Gazebo #2 Structure assessment proposal (two proposals)

- d. Reserve Study for 2024, proposal for \$4500

XII. New Business:

- a. Annual Meeting Reminder – February 19th 2024. Mailing to members
 - i. Notice and Agenda for the Board of Directors (BOD) Special Budget Meeting
 - ii. Copy of Proposed Budget
 - iii. Notice and Agenda for the Annual Membership Meeting
 - iv. Limited Proxy and Ballot
 - v. Copies of Resumes of Candidates for the Board of Directors
 - vi. Copy of the minutes of the previous year’s Annual Membership Meeting
 - vii. Notice and Agenda for the BOD Annual Organizational Meeting
- b. Meet the Candidates Reminder – February 12th after the Workshop
- c. Public Hearing SR 33 strip mall site plan. Meeting summary
- d. Budget committee draft proposal and Special meeting date
- e. Suspension of voting rights of members with delinquent accounts per FS 720.305(4)
- f. Canal Spraying Contract addendum (Applied Aquatics)
- g. Insurance renewals for fiscal year 2024
 - i. Workers Comp **expires 3/15/24.**
 - ii. Directors and Officers expires 4/1/24
 - iii. Commercial Liability expires 4/20/24
 - iv. Commercial Property expires 4/20/24
 - v. Umbrella policy expires 4/20/24
 - vi. Bond is good until 6/4/25, no action required

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

XIV. Adjournment: