

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS WORKSHOP AGENDA
October 21, 2024

I. Call meeting to order by President:

II. Roll Call of Directors: Director's present: Scott Derstine, Leo Ouellette, Cheryl Haggerty, Mike Carney, Leon Johnson, Rollie Hill, Deb Smith & Management Representative, Joanna Likar.

III. Old Business:

- a. Update on weir repairs, and drainage pipe inspections, abandon pipe
- b. Document revision update (Liz Guptill)
 - i. Additional Town Halls
 - ii. Polls for concerns and comments on deed restrictions
- c. Tillman Fiber Optics update
- d. Building Mitigation update
 - i. Member poll regarding new community center

IV. New Business:

- a. Summer decisions by President (per resolution)
 - i. Architectural Approvals
 - 1. 4913 Shore Line Dr - Enclose 14'x16' Area under RV Port
 - 2. 4938 Northshore Dr - Installing Roof Top Solar Panels
 - 3. 5121 Shore Line Dr - Enclose Area between Shed & House
 - 4. 5158 Northshore Dr - Unattached Deck
 - 5. 5274 Island View Cir S - Handicap Ramp
 - 6. 5013 Mt Olive Shores Ct. – Extend RV Port
 - 7. 4937 Northshore Cir – concrete installation
 - 8. 4937 Northshore Cir –manufactured home installation
 - 9. 5045 Mt. Olive Shores Drive - (Does not comply, but was approved for temporary installation on 5/11/22 and later removed). Will be removed again when patient heals.
 - 10. 5057 Mt Olive Shores Dr. - concrete installation.
 - 11. 5057 Mt Olive Shores Dr. - manufactured home installation.
 - 12. 5143 Shoreline Drive – screen porch
 - 13. 5242 Island View Cir S – Carport install
 - ii. Authorized additional cost for weir completion (per foot of pipe increase, but per foot cost was included in Board approved proposal.
 - iii. Authorized and signed three settlements by attorney
 - iv. Authorized removal of tree damaged in storm for \$700. (budget money's remaining)
- b. Storm Damage
- c. Review FY2024 Reserve Study
- d. Review FY2024 CPA Independent audit
- e. Review FS720 updated FS720.3033 requirements for continuing education for Directors. Update Board procedure
- f. Review FS720.3035(6)(a, b, c) requirements for hurricane protection specifications. Update Architectural procedure

- g. Review Corporate Transparency Act (Fin Cen)
- h. Discuss/Review Board policy for fences.
- i. Committees - Please start reviewing you needs for next year's budget

V. Members Comments and Concerns:

VI. Adjournment: