

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS MEETING AGENDA
October 28, 2024

- I. I. Call meeting to order by President:**
- II. 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. Proof of Meeting Notice:**
- IV. Approval of April 15, 2024 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 (Lynn Newman):**
 - Applications to approve;**
 - 4937 Northshore Cir – Garage Installation
 - 4937 Northshore Cir – Front Porch Installation.
 - 4937 Northshore Cir – Sunroom Installation.
 - 4937 Northshore Cir – Joining of Lots 48 & 49 in Phase 4.
 - 5099 Southshore Dr. – Concrete Installation
 - 2. Budget (Leo Ouellette/Rollie Hill):**
 - 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. III. Old Business:**
 - a. Document revision update (Liz Guptill)

- i. Awaiting feedback from attorney. If received, authorize draft Bylaws and Articles of Incorporation for distribution to members
 - ii. Additional Town Halls
 - iii. Poll for concerns and comments on deed restrictions. Deadline for poll response 11/11/24 (2 weeks)
- b. Building Mitigation update
 - i. Deadline for poll response 11/11/24 (2 weeks)

XII. IV. New Business:

- a. Confirm 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 of \$16,000 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)
 - v. Authorized Estate Sale at 4963 Northshore Dr. Friday, 10/18 and Saturday, 10/19.
- b. Storm Damage
 - i. Approve contractor bid to repair the fence for no more than \$20,000
 - ii. Approve an additional \$1,000 for TNT for the extra time and cost for hurricane cleanup.
- c. Approve FY2024 Reserve Study
- d. Approve FY2024 CPA Independent audit
- e. Approve updated Board procedure for continuing education for Directors.
- f. Approve submittal of information for the Corporate Transparency Act (Fin Cen)
- g. Committees - Please start reviewing you needs for next year's budget

XIII. V. Members Comments and Concerns [These are restricted to Board Meeting Agenda Items only. Time limit for each speaker is three (3) minutes]: (To be given the floor prior to any voting)

XIV. VI. Adjournment: