

**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.**  
**BOARD OF DIRECTORS WORKSHOP AGENDA**  
**November 11, 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. Document revision update (Liz Guptill)
  - i. Additional Town Halls
  - ii. Polls for concerns and comments on deed restrictions
- b. Building Mitigation update
  - i. Member poll regarding new community center
- c. Review FS720.3035(6)(a, b, c) requirements for hurricane protection specifications. Update Architectural procedure
- d. Review Board resolution for fences.
- e. Committees - Please start reviewing you needs for next year's budget

**IV. New Business:**

- a. Yard Sale: Approve date of annual MOS yard sale, FEB 7, 8 2025
- b. Review contracts for the following season, and approve continuation of contracts that are not expiring. Work on renewals and keep on agenda until completed:
  - i. Lawn Mowing; Current contract with Floralawn good until 3/31/27. Confirm continuation at contract 4% increase from \$11,139.45/month to \$11,585.03/month.
  - ii. Dumpster Service Republic; Contract automatically renewed this spring for another 36 months (expires 04/27). Confirm continuation of the contract with Republic.
  - iii. Attorney Appleton, Reiss, and Skorewics: Original contract signed 10/1/18. This contract will renew automatically unless terminated by either party. Confirm continuation.
  - iv. Pest Contract – approved for Country Boy on 2/14/22. This contract is \$225/qtr will renew automatically unless terminated by either party. Confirm continuation.
  - v. Terminex Termites): Original installation of bait traps and contract approval took place in November 2015 (Southwind). Terminex stated that they would honor Southwind contract, however we have never received a contract from them. Establishing a new termite contract with another group is too costly, so we should just confirm that we will have Terminex continue this service. This year's bill is \$380.92 (up from \$354.17 last year).
  - vi. Fence washing: Need new contract with Adam's pressure washing. Will need to include neighbor at 5105 Revelation drive with their permission. Last year was \$3700. Complete in November
  - vii. Gate Maintenance Baier Tech Services; Annual maintenance contract will need to be renewed this season with new contract or addendum, last year was \$224. Complete by March

- viii. Yard Waste and Weir Cleanup TNT; \$920/mo current contract good until 3/31/25. We will need to renew this by the end of the March, via new contract or addendum.
- ix. Accountant Hamilton and Phillips; New Contract required for 2025. Since an audit was performed fiscal year ending 2024, review only will be required. Complete by April
- x. Reserve study – No contract required for the coming year.
- xi. Facility Cleaning Five Star; Ends 1/31/25 will need to be renewed this season. Last year contract was for \$30/week plus \$931 for deep cleanings. Complete by January
- xii. Canal Contract, Applied Aquatics; Ends 3/1/25 will need to be renewed this season. Current is \$398/month. Complete by February
- xiii. Management, EnProvera; Ends 3/31/25 will need to be renewed this season. Current is \$2864.50/mo. Complete by February
- xiv. Fire Inspection; will need to be scheduled, and renewed this season. Last year was \$214.25. Complete by March
- xv. Water back flow preventers on community buildings. Inspection needs to be scheduled. Complete by November.
- c. Insurance Proposals from new agency (if received)
- d. Lawn maintenance committee proposal
- e. Building committee proposal

## **V. Members Comments and Concerns:**

## **VI. Adjournment:**