

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS MEETING AGENDA
November 18, 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 October 28, 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;**
 - 5018 Northshore Dr – Port Extension variance
 - 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 Guptil)
 - i. Approve draft Bylaws and Articles of Incorporation for distribution to members
 - ii. Additional Town Halls
 - iii. Deed restrictions edits
- XII. IV. New Business:**

- a. Yard Sale: confirm the dates of annual MOS yard Sale, Feb. 7 & 8, 2025, 8AM to 2PM
- 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 3/31/2027. Will 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). Will confirm continuation of the contract with Republic.
 - III. Attorney Appleton, Reiss & Skorewics; Original contract signed 10/01/2018. This contract will renew automatically unless terminated by either party. Will confirm Continuation.
 - IV. Pest Contract – approved for Country Boy on 2/14/2022. This contract is \$225/qtr. This will renew automatically unless terminated by either party. Will 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 has shown to be too costly, so should the Board will 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 a new contract or addendum, last year was \$224.00. Complete by March.
 - VIII. Yard Waste 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 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.
 - I. Reserve study – No contract required for the coming year.
 - II. Facility Cleaning Five Star; Ends 1/31/25 will need to be renewed this season. Last year the contract was for \$30/week plus \$931 for deep cleanings. Complete by January
 - III. Canal Contract, Applied Aquatics; Ends 3/1/25 will need to be renewed this season. Currently it is \$398/month. Complete by February
 - IV. Management, EnProvera; Ends 3/31/25 will need to be renewed this season. The current is \$2864.50/mo. Complete by February.
 - V. Fire Inspection will need to be scheduled and renewed this season. Last year it was \$214.25. Complete by March
 - VI. Water back flow preventers on community buildings. Inspection needs to schedule. Complete by November. Greg stated that he has the inspection scheduled for next week
- c. Lawn maintenance Committee Proposal
- d. Building Committee Proposal
- e. Committees - Please review your 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: