

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS WORKSHOP AGENDA
December 2, 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. Town Halls
- b. Building Mitigation update
- c. Renew contracts for the following season, keep on agenda until completed:
 - i. 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
 - ii. 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
 - iii. Yard Waste and Weir Cleanup TNT; \$920/mo current contract good until 3/31/25. Renew by the end of the March, via new contract or addendum.
 - iv. 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
 - v. 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
 - vi. Canal Contract, Applied Aquatics; Ends 3/1/25 will need to be renewed this season. Current is \$398/month. Complete by February
 - vii. Fire Inspection; will need to be scheduled, and renewed this season. Last year was \$214.25. Complete by March
 - viii. Water back flow preventers on community buildings. Inspection needs to be scheduled. Complete by November.
- d. Insurance Proposals from new agency (if received)
- e. FS720.3035(6)(a, b, c) requirements for hurricane protection specifications. Draft Resolution
- f. Board resolution for fences.
- g. Lawn maintenance committee proposal

IV. New Business:

- a. Neighborhood Watch Refresher
- b. 2025/2026 Workshop and Meeting schedule
- c. 5 Year Plan

V. Members Comments and Concerns:

VI. Adjournment: