

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS MEETING AGENDA
December 9, 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 & Management Representative, Joanna Likar.
- III. Proof of Meeting Notice:**
- IV. Approval of November 18, 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
 - 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. Old Business:**
 - a. Document revision update
 - I. Town Halls
 - 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. 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. Proposal received from \$4,100
 - II. 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.

- III. 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.
 - 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 the contract was for \$30/week plus \$931 for deep cleanings. **New proposal for 2025 season is \$33 per weekly cleaning, and \$963 for deep cleaning (buildings 1, 4, 5)**
 - VI. Canal Contract, Applied Aquatics; Ends 3/1/25 will need to be renewed this season. Currently it is \$398/month. Complete by February
 - VII. Fire Inspection will need to be scheduled and renewed this season. Last year it was \$214.25. Complete by March
 - VIII. Water back flow preventers on community buildings. Inspection needs to schedule. Complete by November. Greg stated that he has the inspection scheduled
- c. Lawn maintenance Committee Proposal
 - d. Building Mitigation

XII. IV. New Business:

- a. 2025/2026 Workshop and Meeting Schedule
- b. 5 Year Plan
- c. Board member resignation
- d. Candidates for the Board of Directors

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: