

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS MEETING AGENDA
January 20, 2025

- 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 December 9, 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;
5099 Southshore Dr. – Install second attached shed.
4937 Northshore Cir. – Install concrete
4921 Northshore Cir -Install Concrete
5124 Island View Cir N- Install Handrail around back patio/Deck
5017 Northshore Drive - Manufactured home installation
5017 Northshore Drive - Concrete installation
5242 Island View Cir S - Enclosed Stairway
 - 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. February Vote
- 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. 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. New contract to approve at the same cost.
 - II. Yard Waste Yard Waste and Weir Cleanup TNT; \$920/mo current contract good until 3/31/25. Approve continuation or new vendor contract, both at \$1000/mo and \$150 per extra load during named storm.
 - III. 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. New quote for \$6500 for review and \$500 for filing. Seeking new quotes.
 - IV. Canal Contract, Applied Aquatics; Ends 3/1/25 will need to be renewed this season. Currently it is \$398/month. Complete by February
 - V. Fire Inspection will need to be scheduled and renewed this season. Last year it was \$214.25. Complete by March
- c. Building Mitigation
 - i. Approve funds for documentation to determine cost of flood plain mitigation.
- d. Board member resignation

XII. IV. New Business:

- a. Social Committee Chair
- b. Pipe repair/ replacement corner of Shoreline and Northshore Dr
- c. Suspension of voting rights
- d. Membership Meeting Mailing (Draft Documents will not be included, confirm distribution by Document committee)
 - i. Proposed budget, for Board approval on 2/10/25
 - ii. Proposed Resolution on Fences, and Hurricane protection guidelines, for Board approval on 2/17/25
 - iii. Notice of agendas for Board budget meeting, February Board Meeting, Members Annual meeting, Board Organizational Meeting
 - iv. Two amendment drafts for new documents
 - v. Minutes from last year's members annual and budget meetings
 - vi. Resumes for Board candidates. Running for the Board this year; incumbents Mike, Leon, and myself. New candidates, Liz Guphill, Lenard Houloose, and Mark Sherman.
 - vii. Limited Proxies and Ballots

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: