

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS MEETING AGENDA
February 17, 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 January 10, 2025 Meeting Minutes:**
- V. Approval of February 10, 2025 Budget Meeting Minutes:**
- VI. Approval of February 10, 2025 Special Meeting Minutes (Insurance Policies):**
- VII. 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]:**
- VIII. New Member Introductions and Member Guest:**
- IX. Financial Report:**
- X. Report of Officers and Directors:**
- XI. Managers' Report:**
- XII. Committee Reports:**
 - a. Architectural (Lynn Newman):**
 - i. 5158 Northshore Drive – Unattached Deck (re-submittal)
 - ii. 5107 Southshore Drive – Shed screen enclosure
 - b. Budget (Leo Ouellette/Rollie Hill):**
 - c. Data, Internet & Records (Scott Derstine):**
 - d. Documents (Liz Guptil):**
 - e. Election (Nancy White):**
 - f. Guardian Editor (JoAnna Likar):**
 - g. Maintenance (Greg Lynch):**
 - h. Nominating (Nancy Fournier):**
 - i. Long Range Planning (Leo Ouellette):**
 - j. Social (Cathy Swanigan):**
 - k. Sunshine (Jane Derstine):**
 - l. Welcome (Jan Polich):**
 - m. Yard Sale (Diane Butler):**
- XIII. Old Business:**
 - n. Meet the Candidates after the meeting
 - o. Draft Governing Documents for member vote
 - p. Resolution on Fences
 - q. Resolution on Hurricane Protection Guidelines

- r. 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. 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.
 - ii. Canal Contract, Applied Aquatics; Currently it is \$398/month. Quote for 2025 is \$410 per month
 - iii. Fire Inspection will need to be scheduled and renewed this season. Last year it was \$214.25. Complete by March. New quote includes replacement of fire extinguishers at \$621.06.
- s. Building Mitigation
 - i. Petition to hold a special meeting for member's vote
 - ii. Building committee request to approve contract from GAFCO Builders, Inc, Lakewood Ranch, FL\$458,000 for any and all construction expenses necessary to provide the HOA with a "Turn Key" completed project
- t. Open Board member position
- u. Pipe repair/ replacement corner of Shoreline and Northshore Dr

XIV. IV. New Business:

- a. Tree trimming – Quote for \$800 to trim two trees
- b. Community Insurance Policies
 - i. New workers comp policy quote from Anthony, \$1,000,000 vs our current \$500,000. Renewal cost of existing is \$503. Cost of new policy \$548
 - ii. Directors and Officers – current policy \$3,486 expires 4/1/25. Awaiting New quote
 - iii. Bond – current policy \$1,311 expires 6/4/25. Awaiting new quote

XV. 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)

XVI. VI. Adjournment: