

**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC. NOTICE AND AGENDA FOR 2025 SPECIAL MEMBERSHIP MEETING**

NOTICE IS HEREBY GIVEN of a 2025 Special Membership Meeting of Mt. Olive Shores Lot Owners' Association of Polk County, Inc. ("Association") to be held on the following date and time at the following place:

DATE: March 6, 2025

TIME: 1PM

PLACE: Gazebo #5, 5201 Island View Drive, Polk City, FL

**Voting will take place at Gazebo #4, on Northshore Circle between 9AM and Noon (or by proxy)**

**AGENDA:** The Agenda for the meeting is as follows:

**I. Call Meeting to Order by President:**

**II. Roll Call of Directors:**

**III. Proof of Meeting Notice, Certification of Proxies and confirmation of Quorum**

**IV. Old Business - None**

**V. New Business**

**a. Voting Results, New Building at 5072 Mount Olive Shores Drive (Phase 3)**

**VI. Adjournment:**

## VOTE FOR NEW COMMUNITY CENTER AT 5072 MT OLIVE SHORES DRIVE (PHASE 3)

The Board of Directors strongly recommend the approval of a new 5000 sq/ft Multi-purpose building which will be located at 5072 Mount Olive Shores Drive at the current location of the maintenance shed.

**WHY;** Currently, we have four (4) enclosed wood pavilions located throughout the community, and one storage shed. The pavilions are nearing their expected life expectancy, and will be in need of major repairs or replacement in the next 5-10 years. The maintenance shed has already exceeded its life expectancy. These buildings, although privately owned by our HOA, are considered to be commercial property by the county. Based on current commercial building standards, replacement of these buildings are more likely rather than refurbishment.

The largest of these buildings is our current community center at 5201 Island View Cir S. This building is 1,508 sq/ft, and has a capacity of 85 people. This capacity has been inadequate since the formation of the Association in 1996. Members working on the building project determined that replacement of this building at this location would only allow for a maximum of 3,200 sq/ft.

It has been discussed in detail over the last year, that it is not prudent for this association to maintain 4 inadequate buildings in our community, 3 of which are significantly underutilized. In February of last year, it was proposed to the Board that we should build one large building to replace the square footage of all our buildings. The only common area which provides that space is at 5072 Mount Olive Shores Drive.

**WHAT;** The Board is recommending to select GAFCO Builders, Inc., Lakewood Ranch, FL. For a bid price of \$472,000. The bid price is for any and all construction expenses necessary to provide the HOA with a "Turn Key" completed project. The total cost of the project is Not to Exceed (NTE) \$495,000. This project includes a completed ADA compliant, 5000 square foot, 180 mph wind rated, Tubular Steel metal building (or equivalent), and also, any and all site preparation, plans, and permitting required to complete construction. Site preparation including, all permitting and construction for the required Floodplain Compensation, Impervious Surface, and Handicap Parking, as required by Polk County, and the State of Florida. This is an exceptional price, thanks to several dedicated members of our community who have been working diligently on this project.

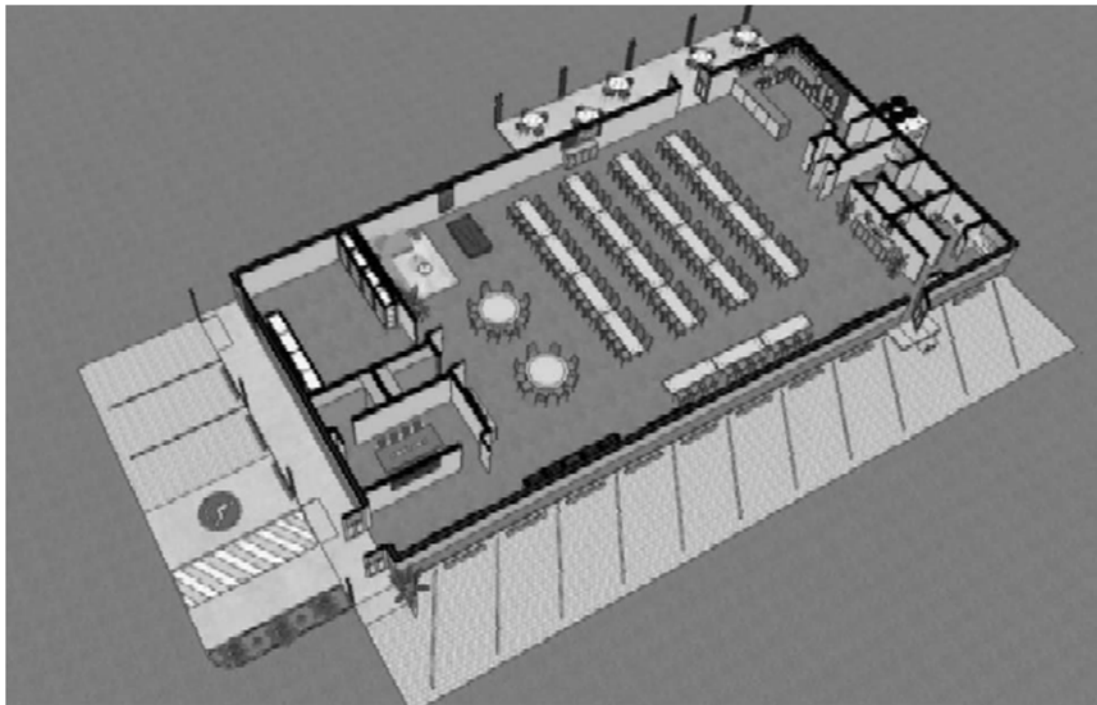
**HOW MUCH WILL IT COST ME?** Initial building cost to each member is **\$0!** The members of this community have been paying into the reserves annually as part of our assessments. These reserve funds are specifically set aside to repair or replace our amenities. At the end of 2025, we will still have over \$150,000 in funds toward future projects and unforeseen events. The ongoing annual expenses to heat/cool and maintain a building of this size works out to be approximately **\$3.30 per month** for each lot owner.

**WHEN; NOW!** Member Approval on March 6, 2025. Permitting and Site prep initiation by the End of March. Installation of the Building in May. Site buildout by the end of July, Certificate of Occupancy in August, Internal additions (internet, moving of sound system, tables, chairs, etc.) completed by the end of September.

**WHAT'S THE ALTERNATIVE;** In 2021, the Board of Director's approved a building mitigation strategy to evaluate, refurbish or replace our current buildings by the end of fiscal year 2028. It would be the Board's obligation to move forward with that mitigation plan. Most likely a costlier venture, and at the end of the project, we would have 4 new buildings, none of which would be adequately sized for the membership during well attended meetings or events.

**The New Building will;** 1) Give members a place to hang out with neighbors, play some pool, cards, etc. in an air conditioned space. 2) Increase capacity and comfort for member lunches, breakfasts, pot lucks, etc. 3) Increase the community value, which in turn increases the value of everyone's lot.

For more information, please see [mosloa.com](http://mosloa.com) "Building Mitigation Updates". Request access from [webmaster@mosloa.com](mailto:webmaster@mosloa.com) if you haven't already done so.



**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.**  
**LIMITED PROXY**

I, the undersigned, being an owner(s) of a lot located at *(insert street address)* \_\_\_\_\_ and an authorized voting member of the MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC., do hereby appoint [ ] Secretary of the Association or [ ] \_\_\_\_\_ (if left blank I appoint the Secretary) as my proxy holder to attend a 2025 Special Meeting of the Members of MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC. to be held on March 6, 2025 at 1:00 p.m. at Gazebo #5, 5201 Island View Drive, Polk City, FL 33868, or any adjournment thereof, but in no event longer than ninety (90) days after the date of the meeting indicated herein. This limited proxy can be rescinded at any time at the pleasure of the undersigned. The proxy holder named above has the authority to vote and act for me to the same extent as if I were personally present and to vote on all matters, with power of substitution, except that my proxy holder's authority is specifically limited as indicated below:

**I UNDERSTAND THAT THE PERSON I DESIGNATE AS PROXY MUST BE PRESENT IN PERSON AT THE ANNUAL MEMBERSHIP MEETING IN ORDER TO PRESENT MY NAME ON ROLL CALLS AND CAST MY VOTE FOR ANY MATTERS FOR WHICH A PROXY MAY BE USED. ONLY ONE VOTE MAY BE CAST FOR ANY LOT EVEN IF PROPERTY IS OWNED BY MORE THAN ONE PERSON.**

LIMITED POWERS: FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANKS PROVIDED BELOW.

**ISSUE: VOTE TO APPROVE THE NEW BUILDING AT 5072 MT OLIVE SHORES DR**

\_\_\_\_\_ **Yes.** I approve of the proposal to build a 5,000 square foot building at 5072 Mount Olive Shores Drive, and to select GAFCO Builders, Inc., Lakewood Ranch, FL. For a bid price of \$472,000. The total project cost of the entire "Turn Key" completed project Not to Exceed (NTE) \$495,000.

\_\_\_\_\_ **No.** I do not approve the proposal to build a 5,000 square foot building at 5072 Mount Olive Shores Drive. The Board is obligated to refurbish or replace our existing buildings according to the current reserve study.

**TO BE VALID, YOUR PROXY MUST BE DATED AND SIGNED:**

Date: \_\_\_\_\_

SIGN YOUR NAME HERE: \_\_\_\_\_

PRINT YOUR NAME HERE \_\_\_\_\_

**THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

**SUBSTITUTION OF PROXY  
(For Use by Proxy Holder Only)**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to substitute for me in the proxy set for the above.

Date: \_\_\_\_\_

Proxy Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

**Please complete, sign, and date the proxy form and return it to:**

Mt. Olive Shores Lot Owners' Association, Inc.

Attention: JoAnna Likar, LCAM

EnProVera

PO BOX 3317

Brandon, FL 33509