

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

**Topic: Board of Director's Meeting**

**Date/Time: October 27, 2025 1:00 PM Eastern Time**

**Location: Community Center, Gazebo #5**

Alternately, Join Zoom Meeting

<https://us06web.zoom.us/j/7932361343>

Meeting ID: 793 236 1343

Dial in by your location

+1 646 558 8656 US (New York)

**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.**  
**BOARD OF DIRECTORS MEETING AGENDA**  
**October 27, 2025**

- I. I. Call meeting to order by President:**
- II. II. Roll Call of Directors:** Scott Derstine, Leo Ouellette, Mike Carney, Rollie Hill, Liz Guptill, Mark Sherman, Lenard Houloose, & Management Representative, Joanna Likar.
- III. Proof of Meeting Notice:**
- IV. Approval of April 14, 2025 Meeting Minutes:**
- V. Approval of June 16, 2025 Special Meeting Minutes**
- VI. 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]:**
- VII. New Member Introductions and Member Guest:**
- VIII. Financial Report:**
- IX. Report of Officers and Directors:**
- X. Managers' Report:**
- XI. Committee Reports:**
  - a. **Architectural (Lynn Newman):**
    - i. 5157 Southshore Drive - RV Port Replacement
  - b. **Building (Glenn Miller):**
  - c. **Budget (Leo Ouellette/Rollie Hill):**
  - d. **Data, Internet & Records (Scott Derstine):**
  - e. **Documents (Liz Guptil):**
  - f. **Election (Nancy White):**
  - g. **Guardian Editor (JoAnna Likar):**
  - h. **Lawn Maintenance (Mike Carney):**
  - i. **Maintenance (Greg Lynch):**
  - j. **Nominating (Nancy White):**
  - k. **Social (Andrew Speakes):**
  - l. **Other committees:**
- XII. Old Business:**
  - a. Building Mitigation update
  - b. Pipe repair/ replacement corner of Shoreline and Northshore Dr
- XIII. IV. New Business:**
  - a. CPA Review
  - b. Summer decisions to be ratified;

- i. Authorized a new cleaning contract with Precision Office Cleaning. Five Star is retiring effective 5/31/25. New contract is the same cost as Five Star
- ii. Authorized JoAnna to file a claim on our liability insurance for auto repair from gate hitting it.
- iii. Gate maintenance required over budget (replace cellular controller).
- iv. Architectural approvals during the summer.
  - 1. 5106 Northshore Dr. – Installation of a Manufacture House
  - 2. 4976 Shore Line Dr. – Installation of an Aluminum Seawall.
  - 3. 5101 Shore Line Dr. – Installation of Fencing around SPA.
  - 4. 5152 Shore Line Dr. – Installation of a Handicap Ramp.
  - 5. 5220 Island View Cir. N. - Installation of a corrugated interlocking metal panel sea wall
  - 6. 5233 Island View Cir. N – Manufactured Home Installation
  - 7. 5233 Island View Cir. N – Concrete Installation
  - 8. 5233 Island View Cir. N – RV Port and attached shed
  - 9. 5018 Northshore Dr – Attached Shed Installation
  - 10. 5169 Island View Cir. N – Shed and RV Port
  - 11. 5029 Southshore Drive - two story shed
  - 12. 4910 Shoreline Dr. - decorative block on property corners

**XIV. 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)

**XV. Adjournment:**