

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS MEETING AGENDA
November 17, 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 October 27, 2025 Meeting Minutes:**
- V. Approval of October 29, 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. 5039 Northshore Dr – concrete
 - ii. 5039 Northshore Dr – RV Port installation
 - iii. 4963 Northshore Dr – concrete
 - iv. 5017 Mt Olive Shores Ct - concrete
 - b. Building (Glenn Miller):**
 - c. Budget (Leo Ouellette/Rollie Hill):**
 - d. Data, Internet & Records (Scott Derstine):**
 - e. Documents (Liz Guptil):**
 - f. Nominating (Nancy White):**
 - g. Election (Nancy White):**
 - h. Guardian Editor (JoAnna Likar):**
 - i. Lawn Maintenance (Mike Carney):**
 - j. Maintenance (Greg Lynch):**
 - k. Social (Andrew Speakes):**
 - l. Other committees:**
- XII. Old Business:**
 - a. CPA Review**
 - b. Building Mitigation update**
 - i. Approval of change order for increase the concrete strength (\$1,000)
 - ii. Approval of additional \$1,440 for Storm Water pipe installation (\$7,440 total)
 - c. Pipe repairs and storm water inspections.**

XIII. IV. New Business:

- a. Yard Sale: Approve date of annual MOS yard sale, FEB 6 and 7, 2026
- b. Revised Committee Procedures
- c. 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. Lawn Mowing; Current contract with Floralawn good until 3/31/27. Confirm continuation at contract 4% increase from \$11,473.63/month to \$11,932.58/month.
 - ii. Dumpster Service Republic; Contract will automatically renew this spring for another 12 months (expires 02/27) at \$2,300/mo. Confirm continuation of the contract with Republic.
 - iii. Attorney Appleton, Reiss, and Skorewics: Original contract signed 10/1/18. This contract will renew automatically unless terminated by either party. Confirm continuation.
 - iv. Pest Contract – approved for Country Boy on 2/14/22. This contract is \$225/qtr. will renew automatically unless terminated by either party. Confirm continuation.
 - v. Terminex Termites): Original installation of bait traps and contract approval took place in November 2015 (Southwind). Terminex stated that they would honor Southwind contract, however we have never received a contract from them. Establishing a new termite contract with another group is too costly, so we should just confirm that we will have Terminex continue this service. This year's bill is \$380.92.
 - vi. Fence washing: Need new contract with Adam's pressure washing. Last year was \$4100. New quote received for \$4,000.
 - vii. Gate Maintenance Baier Tech Services; Annual maintenance contract will need to be renewed this season with new contract or addendum, last year was \$224. Complete by January
 - viii. Yard Waste and Weir Cleanup (Purvis); \$1000/mo., current contract good until 3/31/26. We will need to renew this by the end of the March, via new contract or addendum.
 - ix. Page and Company; New Contract required for 2026. Last audit was performed fiscal year ending 2024, review only will be required. Complete by April
 - x. Reserve study – Need quote for 2026 reserve study, update with new building mitigation. Complete by April
 - xi. Facility Cleaning, Precision Office Cleaning; Contract is good until terminated. We need to update our needs based on new building mitigation. Complete by April
 - xii. Canal Contract, Applied Aquatics; Ends 3/31/26, will need to be renewed this season. Current is \$410/month. Complete by February
 - xiii. Management, EnProvera; Ends 3/31/26 will need to be renewed this season. Current is \$2864.50/mo. Complete by February
 - xiv. Fire Inspection; will need to be scheduled, and renewed this season. Last year was \$621.06, because several units needed to be replaced. This should be significantly less this year. Complete by March
 - xv. Water back flow preventers on community buildings. Inspection needs to be scheduled. Complete by November.

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: