

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS WORKSHOP AGENDA
December 8, 2025

I. Call meeting to order by President:

II. Roll Call of Directors: Scott Derstine, Leo Ouellette, Mike Carney, Rollie Hill, Liz Guptill, Mark Sherman, Lenard Houloose, & Management Representative, Joanna Likar.

III. Old Business:

- a. 2025 CPA Independent review
- b. Building Mitigation update
- c. Pipe repair/ Inspections
- d. 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. Attorney Appleton, Reiss, and Skorewics: Original contract signed 10/1/18. This contract will renew automatically unless terminated by either party. Confirm continuation or seek another.
 - ii. 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 and modify to include new building.
 - iii. 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
 - iv. 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.
 - v. Page and Company; New Contract required for 2026. Last audit was performed fiscal year ending 2024, review only will be required. Complete by April
 - vi. Reserve study – Need quote for 2026 reserve study, update with new building mitigation. Complete by April
 - vii. Facility Cleaning, Precision Office Cleaning; Contract is good until terminated. We need to update our needs based on new building mitigation. Complete by April
 - viii. Canal Contract, Applied Aquatics; Ends 3/31/26, will need to be renewed this season. Current is \$410/month. Complete by February
 - ix. Management, EnProvera; Ends 3/31/26 will need to be renewed this season. Current is \$2864.50/mo. Complete by February
 - x. 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

IV. New Business:

- a. FY 2026 Meeting Calendar
- b. Draft Policy on Insurance Coverage
- c. Five Year Plan
- d. Committees: Please submit requests for funds to Budget Committee Chair.

V. Members Comments and Concerns:

VI. Adjournment: