

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS WORKSHOP AGENDA
January 12, 2026

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. Building Mitigation update
- b. Pipe repair/ Inspections
- 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. 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.
 - ii. Facility Cleaning, Precision Office Cleaning; Contract is good until terminated. We need to update our needs based on new building mitigation. Complete by April
 - iii. Canal Contract, Applied Aquatics; Ends 3/31/26, will need to be renewed this season. Current is \$410/month. Complete by February
 - iv. 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. Notary Service
- b. Insurance Policy renewals
 - i. Commercial Liability with Southern Owners Insurance Company. Renewal notice for \$3715. Last year we paid \$2,781.00 which included a \$310 pay in full discount. Renewal date is 2/17/26. This years' renewal is
 - ii. Excess Liability with Southern Owners Insurance Company. Last year we paid \$744.88. Renewal date is 2/17/26.
 - iii. Commercial property with Lloyds of London. Last year we paid \$10,200.55 which included windstorm. Renewal date is 2/17/26.
 - iv. Workers Comp with Technology Insurance Company. Last year we paid \$503.00. Renewal date is 2/17/26. This years' renewal is \$492
 - v. Bond with Philadelphia Insurance Company. Last year we paid \$1,024.00. Renewal date is 4/1/26.
 - vi. Community Association policy (Directors and Officers Liability) with Philadelphia Insurance Company. Last year we paid \$2,393.70. Renewal date is 4/1/26.
- c. Suspension of delinquent accounts
- d. Annual Meeting, Budget Meeting, and Meet the Candidates

V. Members Comments and Concerns:

VI. Adjournment: