

**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, Leonard 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 objectives. 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.
  - 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:**