

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

BOARD OF DIRECTORS MEETING AGENDA

January 19, 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. Proof of Meeting Notice:**
- IV. Approval of December 15, 2025 Meeting Minutes:**
- V. 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]:**
- VI. New Member Introductions and Member Guest:**
- VII. Financial Report:**
- VIII. Report of Officers and Directors:**
- IX. Managers' Report:**
- X. Committee Reports:**
 - a. **Architectural (Lynn Newman):**
 - i. 5169 Island View Cir N- Concrete Installation
 - ii. 5030 Northshore Dr - Concrete Installation
 - iii. 4937 Northshore Cir - Concrete Installation
 - iv. 4937 Northshore Cir – RV Port and Breezeway
 - v. 4963 Northshore Dr – As Built issue
 - b. **Building (Glenn Miller):**
 - c. **Budget (Leo Ouellette/Rollie Hill):**
 - d. **Data, Internet & Records (Scott Derstine):**
 - e. **Documents (Liz Guptill):**
 - 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:**
- XI. Old Business:**
 - a. Building Mitigation update
 - i. Contractor Change Orders
 - b. Pipe repairs and storm water 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. Need new quote with 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

XII. 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

XIII. 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)

XIV. Adjournment: