



From the President...

Greetings! The new community center is almost complete! Stay tuned, a certificate of occupancy is coming in the very near future. I hope you're all looking forward to having such a functional gathering place as much as I am. The Pool table has been ordered, as well as the shuffleboard table. Both have been donated to the community. The Social committee has already planned a Valentines Day party and a new building celebration. Flotech Environmental made three repairs and cleaned and inspected one drain water line. Unfortunately, they were unable to make the repair inside the 18" pipe at the beginning on Northshore Drive. We're going to have to look at other options to get this repaired. Well it's already almost February, and we all know what that means; The Annual Members Meeting! Your Annual Members package is included in this issue of the Guardian. We have four candidates running for the Board. This will be the only agenda item this year. We will be having "Meet The Candidates" immediately after the February Board meeting on February 16th. I invite you all to come out to an informal Q&A. You will also note the draft budget for fiscal year 2026 as part of your package. It's a small increase from last year, but not significant. The Board will be voting to approve this on February 9th before the February Workshop.

Thanks, Scott

Reschedule



Community Breakfast POSTPONED, NOW

Saturday, January 31st, 2026, 8:00AM

at the community center



February 14th from 6PM to 9 PM

At the Community Center - \$10 Per Person

Dinner and Music Provided

Contact Rose Shinkle for details.



**02/20/2026
6:30PM**



Name That Tune

Trivia Night

**02/27/2026
7:00PM**

Board Workshop:

02/09/2026

Refreshments Served
Budget Meeting Before
Workshop

Board Meeting:

02/16/2026

Meeting followed by *Meet the Candidates*, Informal Q&A

Annual Meeting:

02/23/2026



If you or someone you know could use a reminder that friends and neighbors care, please contact Jane Derstine.
5200 Island View Circle S.
401-241-6180
casynojane@gmail.com



Potluck Every Thursday at 4:30 in the Phase 4 Gazebo- Please bring a large portion to share!

Bus Trip to the Calypso Breeze in Johns Pass!

Tuesday February 17, 2026

\$100 Per Person, Trying to Fill 2 Buses.

Contact Rose Shinkle for Tix and Info

rshinkle50@gmail.com / text 937-763-4058



YARD SALE

FRIDAY & SATURDAY - February 6th & 7th 8AM - 2PM

Enter Park from HWY 33 by Mt. Olive Rd. or Duey Rd. WATCH FOR SIGNS

BOARD OF DIRECTORS

President: Scott Derstine

Vice President: Rollie Hill

Secretary: Liz Guptill

Treasurer: Leo Ouellette

Directors:

Mike Carney

Mark Sherman

Leonard Houloose

COMMITTEE CHAIRS

Architectural: Lynn Newman

Budget: Rollie Hill and Leo Ouellette

Data, Internet &

Records: Scott Derstine

Documents: Liz Guptill

Election: Nancy White

Gate Clickers: Steve Frye

Guardian Editor: JoAnna Likar

Lawn Maint. & Landscaping: Mike Carney

Library: Jan Polich

Maintenance: Greg Lynch

Nominating: Nancy White

Social: Andrew Speakes

Sunshine: Jane Derstine

Telephone Directory: Leo Ouellette

Web Page: Scott Derstine

Welcome: Jan Polich

Yard Sale: Diane Butler

ASSOCIATION MANAGEMENT

EnProVera Property Advisors

JoAnna Likar- JGrant@EPVPA.com

Staci Hurlburt - SHurlburt@EPVPA.com

PO Box 3317

Brandon, FL 33509

813-906-5255



WORKSHOP

FEB 9

**Budget Meeting
Before Workshop**

MEETING

FEB 16

**Meet the Candidates
Afterwards**

FEB 23

ANNUAL MEETING

Board Organization meeting afterward

MAR 9

APR 6

MAR 16

APR 3

Workshops & Meetings will resume in October 2026

Workshop- 10/19/2026

Meeting- 10/26/2026

*For a full list of 2026 meeting dates, check the website at MOSLOA.com

UPDATES FROM 01/19/2026 BOARD MEETING :

- Regarding the new building change orders, none were approved, and the Board will respond to the contractor's new draw request. The Board also voted not to approve the draw until all current contractors are paid and lien releases are provided.
- Flow Tech repaired two infiltrations but was unable to access two inside the pipe due to equipment limitations and a concrete obstruction; the Association is awaiting further guidance and may consider an alternate contractor and pipe-sleeving options if necessary.
- The Board approved a new quarterly contract with Country Boy Pest Control in the amount of \$125.00 for spraying of the new building.
- Insurance coverage for the new building and fence includes Workers' Compensation, Commercial Liability, Excess Liability, and Commercial Property.

WEEKLY ACTIVITY SCHEDULE

***Please refer to the monthly calendar for any changes or updates.*

Mon, Wed, Fri - 8:30AM-9:30AM Exercise

Mild Exercise Session at the Community Center (Gazebo #5)

Tu, Th, Sat - 9AM Yoga

(Gazebo #2)

Wed - 4PM Golf Cart Parade

(Meet at Community Center / Gazebo #5)

Wed - 9:30AM - Game Day

Th - 9:30AM-12PM Mahjong

(Library / Gazebo #1)

Th - 7PM Bingo – \$5 to play, plus a 50/50 raffle.

Free Popcorn and fun for all! (Gazebo #5)

Financial Statements as of December 31, 2025

ASSETS

Operating Cash	\$11,407.71
Operating Money Market	\$74,338.68
Reserves – Seacoast Bank	\$27,822.39
Reserves – OZK HYI Account	\$140,000.00
Reserve – ICS Account	\$125,905.57
Contingency CD	\$41,045.73
Contingency Account	\$20,134.55
OZK Contingency CD	\$42,944.84
Accounts Receivable	\$20,550.83
Utility Deposit	\$1,030.00
TOTAL ASSETS	\$505,180.30

LIABILITIES

Accounts Payable	(\$640.61)
Unearned Income	\$114,088.58
Prepaid Assessments	\$2,787.95
TOTAL LIABILITIES	\$116,235.92

RESERVES / EQUITY

Reserve Interest	\$19,589.39
Reserve Funds (Pooled)	\$274,138.57
Prior Year Net	(\$22,895.10)
Current Year Net Income	\$118,111.52
TOTAL EQUITY	\$388,944.38
TOTAL LIABILITIES & EQUITY	\$505,180.30

YEAR-TO-DATE INCOME / EXPENSES

Income	\$412,337.82
Expenses	\$294,226.30
NET SURPLUS	\$118,111.52

BUDGET COMPARISON (YTD)

Budgeted Income	\$400,357.36
Budgeted Expenses	\$301,769.64
Budget Surplus	\$98,587.72

February 2026 MOS Community Calendar

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Fun Seekers Rally <i>Feb 1-Feb 5</i>	2 Fun Seekers Rally <i>Feb 1-Feb 5</i> Exercise 8:30 AM	3 Fun Seekers Rally <i>Feb 1-Feb 5</i> Yoga 9:00 AM	4 Fun Seekers Rally <i>Feb 1-Feb 5</i> Exercise 8:30 AM Game Day 9:30 AM Golf Cart Parade 4:00 PM	5 Fun Seekers Rally <i>Feb 1-Feb 5</i> Yoga 9:00 AM Mahjong 9:30 AM Pot Luck 4:30 PM Bingo 7:00 PM	6 Community Yard Sale <i>Feb 6-Feb 7</i> Exercise 8:30 AM	7 Community Yard Sale <i>Feb 6-Feb 7</i> Yoga 9:00 AM
8	9 Exercise 8:30 AM Budget Meeting 1:00 PM Refreshments 1:00 PM Board Workshop 1:05 PM	10 Yoga 9:00 AM	11 Exercise 8:30 AM Game Day 9:30 AM Golf Cart Parade 4:00 PM	12 Yoga 9:00 AM Mahjong 9:30 AM Pot Luck 4:30 PM Bingo 7:00 PM	13 Exercise 8:30 AM	14 Yoga 9:00 AM Valentine's Party 6:00 PM
15	16 Exercise 8:30 AM Board Meeting 1:00 PM	17 Bus Trip - Calypso Breeze Yoga 9:00 AM ^{8:30 AM}	18 Exercise 8:30 AM Game Day 9:30 AM Golf Cart Parade 4:00 PM	19 Yoga 9:00 AM Mahjong 9:30 AM Pot Luck 4:30 PM Bingo 7:00 PM	20 Exercise 8:30 AM Karaoke 6:30 PM	21 Yoga 9:00 AM
22	23 Exercise 8:30 AM Voting 10:00 AM Lunch 11:00 AM Members Meeting 1:00 PM Organizational Meeting 1:15 PM	24 Yoga 9:00 AM	25 Exercise 8:30 AM Game Day 9:30 AM Golf Cart Parade 4:00 PM	26 Yoga 9:00 AM Mahjong 9:30 AM Pot Luck 4:30 PM Bingo 7:00 PM	27 Exercise 8:30 AM Name That Tune 7:00 PM	28 Yoga 9:00 AM

**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK
COUNTY, INC. NOTICE AND AGENDA FOR
2026 ANNUAL MEMBERSHIP MEETING**

NOTICE IS HEREBY GIVEN of the 2026 Annual Membership Meeting of Mt. Olive Shores Lot Owners' Association of Polk County, Inc. ("Association") to be held on the following date and time at the following place:

DATE: February 23, 2026

TIME: 1:00 PM

PLACE: 5072 Mount Olive Shores Dr, Polk City, FL 33868

AGENDA: The Agenda for the meeting is as follows:

- I. Call Meeting to Order by President:**
- II. Roll Call of Directors:** Scott Derstine, Leo Ouellette, Liz Guptill, Mike Carney, Leonard Houloose, Mark Sherman, Rollie Hill & Management Representative, Joanna Likar.
- III. Proof of Meeting Notice, Certification of Proxies and confirmation of Quorum**
- IV. Approval of February 24, 2025, Members Annual Meeting Minutes:**
- V. Approval of the March 6, 2025, Members Special Meeting Minutes**
- VI. Reports of Officers**
- VII. Reports of Committees**
- VIII. Old Business - None**
- IX. New Business**
 - a. Voting Results, Election of Board Members**
- X. Member Topics:**
- XI. Adjournment:**

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

I, the undersigned, being an owner(s) of a lot located at *(insert street address)* _____ and an authorized voting member of the MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC., do hereby appoint [☐] Secretary of the Association or [☐] _____ (if left blank I appoint the Secretary) as my proxy holder to attend the 2025 Annual Meeting of the Members of MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC. to be held on February 23, 2026 at 1:00 p.m. at 5072 Mount Olive Shores Dr, Polk City, FL 33868, or any adjournment thereof, but in no event longer than ninety (90) days after the date of the meeting indicated herein. This limited proxy can be rescinded at any time at the pleasure of the undersigned. The proxy holder named above has the authority to vote and act for me to the same extent as if I were personally present and to vote on all matters, with power of substitution, except that my proxy holder's authority is specifically limited as indicated below:

I UNDERSTAND THAT THE PERSON I DESIGNATE AS PROXY MUST BE PRESENT IN PERSON AT THE ANNUAL MEMBERSHIP MEETING IN ORDER TO PRESENT MY NAME ON ROLL CALLS AND CAST MY VOTE FOR ANY MATTERS FOR WHICH A PROXY MAY BE USED. ONLY ONE VOTE MAY BE CAST FOR ANY LOT EVEN IF PROPERTY IS OWNED BY MORE THAN ONE PERSON.

LIMITED POWERS: FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANKS PROVIDED BELOW.

TO BE VALID, YOUR PROXY MUST BE DATED AND SIGNED:

Date: _____

SIGN YOUR NAME HERE: _____

PRINT YOUR NAME HERE _____

THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

OVER

**SUBSTITUTION OF PROXY
(For Use by Proxy Holder Only)**

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set for the above.

Date: _____

Proxy Signature: _____

Print Name: _____

Please complete, sign, and date the proxy form and return it to:

Mt. Olive Shores Lot Owners' Association, Inc.

Attention: JoAnna Likar, LCAM

EnProVera

PO BOX 3317

Brandon, FL 33509

MT. OLIVE SHORES LOT OWNERS ASSOCIATION, INC.

**ELECTION OF THE BOARD OF DIRECTORS
BALLOT FOR 2026**

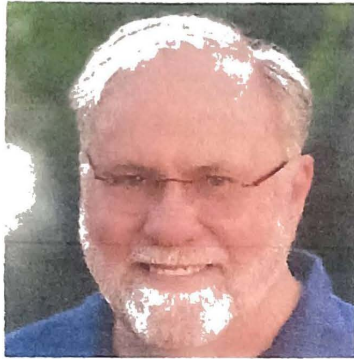
Please vote for no more than three (3) Directors (any ballot with more than three (3) names marked will be invalid and will not be counted).

_____ Rollie Hill

_____ Steve Miller

_____ Leo Ouellette

_____ Mary Pitzulo



ROLLIE HILL

Vice President MOS Board

BACKGROUND

I Have over 45 Years experience in the Electrical Industry with a strong knowledge of system operations, training, and wholesale energy trading (including both financial and physical power), of which approximately 20 years was with a regulated utility. I have been active in MISO, SPP, PJM, NYISO, ERCOT and ISONE, including trading, scheduling, and settlements. I have worked in the Distribution, transmission, and generation dispatch center (24/7). After deregulation, I was the founder of a trading shop, trading all the ISO markets.

I'm seeking a second term on the MOS Board. I have listened to residents and acted on the majority's preferences. As co-chair of the budget committee, I'm pleased to report that our dues did not increase this year, and we will continue to keep the budget as low as possible to maintain low dues.

I've met many of the residents at MOS and formed several friendships. Chris and I consider ourselves fortunate to have found MOS, and we look forward to many successful years ahead here at MOS.

I will keep working to make MOS a wonderful place to live and visit.

PHONE:
218-731-5900

EMAIL:
rollie@rolliehill.com

LinkedIn:
<https://www.linkedin.com/in/rollie-hill-4795561>

MOUNT OLIVE SHORES (MOS) HISTORY

Purchased RV Lot at MOS August 2022

First visit and never left November 2022
• Lived in RV

Elected to Board (Director) February 2024

Purchased Home at MOS May 2024
• Moved to MOS permanent

Elected Vice President MOS Board February 2025
• Co-Chair Budget committee
• Member Building committee

STEVE MILLER

5005 Mount Olive Shores Drive
Polk City, Florida 33868
(561) 252-0857



Skills Summary

Business management

Education

Drexel University, Phila. Pa. Bachelor of Science, Marketing/Management

Experience

Jupiter One HOA, Property Manager: 10 yrs. Supervised daily operations of a Homeowners Association consisting of 15 acres of property, 34 buildings, office, swimming pool, tennis courts with a staff of secretary and maintenance personnel, operating on a \$500k budget.

Reef Ventures Inc. Lantana Fl. 25yrs. Owner/Operator retail sales and scuba diving charters

Otis Elevator: 10yrs. Regional Manager, included sales and service supervisor of operations Central Pennsylvania Area.

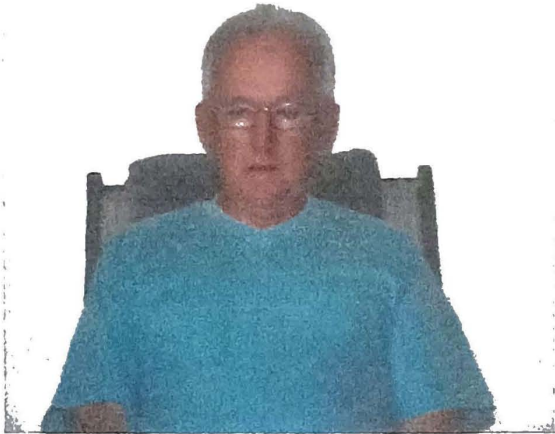
Licensed Coast Guard Captain, Retired Ocean Operator

Licensed Community Association Manager #25404 Retired

Sandy and I came to Mount Olive Shores 6 years ago after residing in Tequesta Florida for 20 years. We have a combined family of five daughters, having lost our only son (Army CWO Special Forces) in Afghanistan. We have twenty-two grandchildren and a furry child, Bella. We enjoy our traveling, scuba diving and snow skiing.

I believe the knowledge and work experiences I have gained will be an asset to the future management of this association.

RESUME



Leo P Ouellette
5153 Northshore Drive
Polk City FL 33868
C: 508-320-8067
E-mail: lp.ouellette@gmail.com
E-mail: leo@mosloa.com

I have been a resident of Florida since January 2013 having resided in Worcester MA. I have been a winter resident with my wife Barbara (of 57 years) since 2009. We visited friends in Mount Olive Shores for several years previously beginning in 2005, fell in love with the beauty and friendliness of everyone we met and purchased our own lot in 2006. Barbara and I have 2 children and 4 grandchildren.

Barbara passed away in 2023. Serving on the board as treasurer provided me with valuable support during this time.

As a board member, I have served as chairperson of the Long-Range Planning Committee and the Phone Directory. I also assist maintenance with gate controls and co-chair the budget committee. Currently, I am the treasurer of MOS, a role I greatly enjoy. I believe in "trust but verify," and this philosophy guides my approach to financial oversight and committee leadership, ensuring transparency and accountability in all our activities.

I am interested in serving on the board to help ensure that the quality of the park will continue to maintain the beauty and other qualities that led us to reside here from the beginning.

There has been much talk about term limits and I'm the longest member to serve on the board. Most of my time as treasurer, doing the directory and doing the gate controls.

I am highly skilled in Excel, and the directory database is created with File Maker Pro.

I do enjoy doing what I do and would like to continue. Thank you for considering me.

Leo Ouellette



Mary Pitzulo

OBJECTIVE

To help foster a welcoming, well maintained and connected community where residents feel heard, valued and involved, along with keeping our community attractive and financially sound.

CONTACT

5013 Mount Olive Shores Court
Polk City, Fl. 33868
704.351.1266
Nona803@live.com

Originally from Youngstown, Ohio
Moved to Fort Mill, SC - May 1990
Moved to Polk City, FL May 2024

When Ed Daniels and I decided to make the permanent move to Florida we started looking at RV communities. Once we drove thru MOS and saw the canal and how quaint the community was, we were hooked and put in an offer that same day
We have been extremely happy living here since May, 2024.

PROFESSIONAL

Started out in accounting and payroll from 1986 until 1990 when I moved to South Carolina. I was hired as payroll supervisor for Sykes Enterprises in 1993 until they moved their offices to Tampa, Fla. I went on to work at Nucor Corporation retiring from there with 30 yrs of service in April 2023. I worked in accounting & payroll, in 2001 transferred to Human Resources where I was responsible for new hires, benefits, safety and supervising the Front Desk. I also set up meetings for our executives, HR, Safety and Environmental depts.

NOTICE

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

Topic: Director's Organizational Meeting

Date/Time: February 23, 2026 1 PM Eastern Time*

* - Time approximate, to be held immediately after the Annual Members Meeting

Location: Community Center, 5072 Mount Olive Shores Dr, Polk City, FL 33868

Alternately, Join Zoom Meeting

<https://us06web.zoom.us/j/7932361343>

Meeting ID: 793 236 1343

Dial in by your location

+1 646 558 8656 US (New York)

BOARD OF DIRECTORS ORGANIZATIONAL MEETING AGENDA

February 23, 2026

- I. Call Meeting to Order by Property Manager:**
- II. Roll Call of Directors:**
- III. Proof of Meeting Notice:**
- IV. Election of Officers;**
 - a. President (By Property Manager)**
 - b. Vice President**
 - c. Secretary**
 - d. Treasurer**
- V. Statement of Elected Officers;**
 - a. President**
 - b. Vice President**
 - c. Secretary**
 - d. Treasurer**
- VI. Approval of elected officers being the signators on all Association financial accounts**
- VII. Adjournment:**

NOTICE

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

Topic: Director's Budget Meeting

Date/Time: February 9, 2026 1 PM Eastern Time

Location: Community Center, Gazebo #5, 5201 Island View Drive, Polk City, FL 33868

Alternately, Join Zoom Meeting

<https://us06web.zoom.us/j/7932361343>

Meeting ID: 793 236 1343

Dial in by your location

+1 646 558 8656 US (New York)

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC. BOARD OF DIRECTORS BUDGET MEETING AGENDA February 9, 2026

- 1. Call Meeting to Order by President:**
- 2. Roll Call of Directors:** Scott Derstine, Leo Ouellette, Liz Guptill, Mike Carney, Leonard Houloose, Mark Sherman, Rollie Hill & Management Representative, Joanna Likar.
- 3. Proof of Meeting Notice:**
- 4. Old Business: None**
- 5. New Business: Approval of the 2026-2027 Budget**
 - a. Review Proposed Budget**
 - b. Vote on Proposed Budget**
- 6. Adjournment:**

	A	B	C	D	E	F
1						
2	2026 - 2027 Proposed Budget					
3						
4	Line Item Number	Expenses	2025 - 2026		2026-2027	
5			Budget	Actual Average Prorated	Proposed Budget	Percentage increase/decrease From Last years budget
6						
7	Administration					
8	7020	Postage - Annual MTG/Certified	\$ 750.00	\$ -	\$ 250.00	(2.00)
9	7021	P&P - Newsletters	\$ 275.00	\$ 1,785.38	\$ 1,500.00	0.82
10	7022	P&P - Certified late and violation	\$ 4,000.00	\$ 162.68	\$ 250.00	(15.00)
11	7030	Bank Charges	\$ -	\$ -	\$ -	0.00
12	7031	Offices Supplies	\$ 600.00	\$ -	\$ 150.00	(3.00)
13	7033	Taxes & Fees	\$ 62.00	\$ -	\$ 62.00	0.00
14	7034	Management Fees	\$ 34,380.00	\$ 34,374.00	\$ 35,403.00	0.03
15	7035	Internet	\$ 1,440.00	\$ -	\$ 1,200.00	(0.20)
16	7036	Legal Fees	\$ 15,000.00	\$ 5,591.25	\$ 7,000.00	(1.14)
17	7037	Accountant Fees	\$ 5,500.00	\$ -	\$ 4,000.00	(0.38)
18	7038	Bad Debt	\$ -	\$ -	\$ -	0.00
19	7039	Reserve Study	\$ -	\$ -	\$ 4,000.00	1.00
20			\$ 62,007.00	\$ 41,913.30	\$ 53,815.00	(0.15)
21	Maintenance					
22	7040	Lawn Maintenance	\$ 139,020.36	\$ 137,683.61	\$ 145,000.00	0.04
23	7041	Yard trash Pickup	\$ 13,500.00	\$ 13,380.00	\$ 12,600.00	(0.07)
24	7042	Canal Maintenance	\$ 4,967.00	\$ 4,920.00	\$ 5,000.00	0.01
25	7043	Gate Maintenance	\$ 500.00	\$ 3,268.16	\$ 2,000.00	0.75
26	7044	Gazebo Maintenance	\$ 2,000.00	\$ 30.47	\$ 150.00	(12.33)
27	7045	Common Area & Signs	\$ 500.00	\$ 274.71	\$ 300.00	(0.67)
28	7046	Road Repair	\$ -	\$ -	\$ -	0.00
29	7047	Fence Repairs	\$ 1,000.00	\$ 203.51	\$ 500.00	(1.00)
30	7048	Tree Trimming/Landscaping	\$ 5,000.00	\$ 1,242.00	\$ 4,000.00	(0.25)
31	7049	Maintenance Supplies	\$ 1,000.00	\$ -	\$ 250.00	(3.00)
32	7050	Building/restroom Cleaning	\$ 2,773.00	\$ 3,298.28	\$ 9,100.00	0.70
33	7051	Fence Washing	\$ 4,100.00	\$ -	\$ 4,500.00	0.09
34	7052	Pest Control	\$ 3,120.00	\$ 1,636.85	\$ 1,500.00	(1.08)
35	7059	Fire Inspection	\$ 220.00	\$ -	\$ 220.00	0.00
36	7054	Architecture Committee	\$ 100.00	\$ -	\$ -	0.00
37			\$ 177,800.36	\$ 165,937.56	\$ 185,120.00	0.04

	A	B	C	D	E	F
38	Utilities					
39	7060	Electric	\$ 5,575.00	\$ 5,263.40	\$ 12,700.00	0.56
40	7061	Telephone (Gate)	\$ 636.00	\$ 581.40	\$ 620.00	(0.03)
41	7062	Water	\$ 1,275.00	\$ 983.87	\$ 2,000.00	0.36
42	7063	Refuse Collection	\$ 32,100.00	\$ 27,456.69	\$ 30,000.00	(0.07)
43	7064	Back Flow Preventer	\$ 200.00	\$ -	\$ 200.00	0.00
44			\$ 39,786.00	\$ 34,285.35	\$ 45,520.00	0.13
45	Insurance					
46	7070	Workers Comp	\$ 550.00	\$ -	\$ 550.00	0.00
47	7071	Bond	\$ 1,385.00	\$ -	\$ 1,300.00	(0.07)
48	7072	Umbrella	\$ 1,550.00	\$ -	\$ 1,100.00	(0.41)
49	7073	Liability	\$ 14,250.00	\$ 5,288.82	\$ 3,900.00	(2.65)
50	7074	Directors & Officers	\$ 3,500.00	\$ -	\$ 2,750.00	(0.27)
51	7075	Property	\$ -	\$ -	\$ 10,000.00	1.00
52			\$ 21,235.00	\$ 5,288.82	\$ 19,600.00	(0.08)
53	Other Expenses					
54	7080	Gate Clickers	\$ -	\$ 12.15	\$ -	0.00
55	7081	Miscellaneous/unanticipated	\$ -	\$ 13,410.00	\$ -	0.00
56	7082	Sunshine Committee	\$ 150.00	\$ -	\$ 100.00	(0.50)
57	7083	Welcome committee	\$ 150.00	\$ -	\$ 100.00	(0.50)
58	7084	Data & Records		\$ 239.85	\$ 830.00	1.00
59	7085	Association Meetings	\$ 780.00	\$ 176.60	\$ 900.00	0.13
60	7086	Advertising	\$ -	\$ -	\$ -	0.00
61	7087	Documents	\$ 3,000.00	\$ 73.50	\$ 100.00	(29.00)
62	7263	Petty Cash	\$ -	\$ -	\$ -	0.00
63		Reserves Contributions	\$ 97,371.00	\$ 97,371.00	\$ 99,805.00	0.02
64	9610	Abatement	\$ -	\$ -	\$ -	0.00
65	9611	Capital Expense	\$ -	\$ -	\$ -	0.00
66		Contingency	\$ -	\$ -	\$ -	0.00
67			\$ -	\$ -		0.00
68			\$ 101,451.00	\$ 111,283.10	\$ 101,835.00	0.00
69						
70			\$ 402,279.36	\$ 358,708.13	\$ 405,890.00	0.01
71					\$ 1,204.42	
72			Last Years Assessments		Proposed Assessment	Increase
73		Assessment	\$ 1,188.00		\$ 1,205.00	\$ 17.00

Cell: E14

Note: Rollie Hill:

increase of \$85.73 each month

Cell: B15

Note: Rollie Hill:

Add line item just for internet

Cell: E15

Note: Rollie Hill:

internet will be moved from #5 to the new community center

Cell: E17

Note: Rollie Hill:

new accountant

Cell: E22

Note: Rollie Hill:

increase 4%

Cell: E23

Note: Rollie Hill:

including 6 extra loads at \$150 ea

Cell: E25

Note: Rollie Hill:

\$224 in the contract, the rest is MTC

Cell: E33

Note: Rollie Hill:

this years is 4000, add 500 for extra jobs

Cell: E39

Note: Rollie Hill:

Add \$400 per month for new building (5500+4800)

Cell: E41

Note: Rollie Hill:

\$80 min x2x12=2000

Cell: E42

Note: Rollie Hill:

ADDED 3%

Cell: E46

Note: Rollie Hill:

Same as last year

Cell: E47

Note: Rollie Hill:

Added 3% for thisd year and 3% for next year

Cell: E48

Note: Rollie Hill:

Add 10% 5 for each year

Cell: E50

Note: Rollie Hill:

1/20/2026

Added 10% - 5 for each year

Cell: E51

Note: Rollie Hill:

Estimate

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
SPECIAL MEMBERSHIP MEETING
March 6, 2025

- I. Call meeting to order by President:** Meeting was called to order by President, Scott Derstine at 1:00pm.
- II. Roll Call of Directors:** Director's present: Scott Derstine, Leo Ouellette, Mike Carney, Rollie Hill, Liz Guptill, Mark Sherman, Lenard Houloose, & Management Representative, Joanna Likar. Two hundred and twenty nine (229) members were present in person or by proxy.
- III. Proof of Meeting Notice:** Manager, JoAnna Likar certified the meeting notice was mailed to all members on February 19, 2025 and it was posted on the website in accordance with the MOS Bylaws and FL. Statue 720. The agenda is also emailed out and on the website.
- IV. Old Business: None**
- V. New Business:**
- a. Voting Results, New Building at Mount Olive Shores Drive (Phase 3):**
- Members voted on the proposal to build a 5,000 square foot building at 5072 Mount Olive Shores Drive, and to select GAFCO Builders, Inc., Lakewood Ranch, FL. For a bid price of \$472,000. The total project cost of the entire "Turn Key" completed project Not to Exceed (NTE) \$495,000.
- Manager, JoAnna Likar reported the results of the votes with one hundred and thirty-seven and a half (137.5) voting in approval for the new building and eighty-nine and a half (89.5) members voting against the new building.
- VI. Member Comments and Concerns:**
- a.** Nancy White thanked her Election team that helped with signing members in and counting the vote.
- b.** Jerry Dillard inquired about the contractor and if he is from Florida and to ensure that he is properly licensed. – He is from Florida and is licensed.

Adjournment: Motion was made by Mike Carney to adjourn at 1:06pm. Rollie Hill seconded, and it was unanimously approved.

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC. ANNUAL MEMBERSHIP MEETING MINUTES

February 24, 2025

- I. Call Meeting to Order by President:**
- II. Roll Call of Directors:** Scott Derstine, Leo Ouellette, Cheryl Haggerty, Mike Carney, Leon Johnson, Rollie Hill & Management Representative, Joanna Likar.
- III. Proof of Meeting Notice, Certification of Proxies and confirmation of Quorum** JoAnna Likar certified that the notices were mailed to members to their main address of record on Wednesday, January 22, 2025. 190 member interests voted either in person or by proxy. This was 56% of the member interest, quorum established (30% minimum)
- IV. Approval of February 19, 2024, Members Annual Meeting Minutes:** Motion made to approve the February 2024 Annual meeting minutes by Mike Carney, seconded by Rollie Hill. Unanimously approved.
- V. Approval of the February 19, 2024 Members Special Budget Meeting Minutes** Motion was made to approve the 2024 Members Budget meeting minutes by Mike Carney, seconded by Leo Ouellette. Unanimously approved.
- VI. Reports of Officers** None
- VII. Reports of Committees** None
- VIII. Old Business - None**
- IX. New Business**
 - a. Voting Results, Governing Documents**
 - New Documents (Articles, Bylaws, Restrictions) (75% of quorum required)**
APPROVED - 150.5 (79%) for, 36 against
 - New Documents Amendment on Super C's (75% of quorum required)**
NOT APPROVED - 131 (69%) for, 42.5 against

New Documents Amendment on Political Flags (75% of quorum required)

NOT APPROVED - 122.5 (64%) for, 63 against

b. Voting Results, Election of Board Members

New Board Members

Mike Carney (renewed term)

Scott Derstine (renewed term)

Liz Guptill

Mark Sherman

Lenard Houloose (To fill out remainder of open position)

X. Member Topics: None

XI. Adjournment: Mike Carney made a motion to adjourn, Rollie Hill seconded. Unanimously approved. Meeting adjourned at 1:08PM

NOTE: Omitted from meeting; There was only one candidate willing to serve as President of the Mt. Olive Shores Social Club, Inc. Accordingly, there will not be an election for this position. Andrew Speakes is the new President of the Mt. Olive Shores Social Club, Inc.