

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS MEETING AGENDA
February 16, 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 January 19, 2026 Meeting Minutes**
Approval of February 9, 2026 Budget Meeting Minutes
Approval of February 9, 2026 Special 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. 4068 Northshore – Install port and front porch
 - ii. 4973 Shore Line – Port addition/extension
 - 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 update
 - i. Contractor Issues
 - b. 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. Facility Cleaning, Precision Office Cleaning; Contract is good until terminated. Received two cleaning quotes 1) Precision Cleaning, \$33 per week Gazebo #5 bathrooms, \$65 per service in new building including bathrooms. Also includes toilet

tissue, paper towels, and hand soap 2) Top Level Cleaning, \$150 per cleaning of new building (no bathrooms), \$100 per cleaning of both bathroom locations, does not include toilet tissue, paper towels, and hand soap

- ii. Canal Contract, Applied Aquatics; Ends 3/31/26, will need to be renewed this season. Current is \$410/month. Complete by February

c. Insurance Policy renewals

- i. Commercial property with Lloyds of London. Last year we paid \$10,200.55 which included windstorm. Renewal date is 2/17/26. Quotes, including the new building, excluding the old buildings. With windstorm (5% deductible) is \$10,047.25. Without windstorm is \$6,262.00.
 - ii. Bond with Philadelphia Insurance Company. Last year we paid \$1,024.00. Renewal date is 4/1/26.
 - iii. Community Association policy (Directors and Officers Liability) with Philadelphia Insurance Company. Last year we paid \$2,393.70. Renewal date is 4/1/26.
- d. 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. Storm pipe repair, corner of Shoreline and Northshore
- b. Road resurfacing at 4937 Northshore Cir.

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: