

**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS MEETING AGENDA**

March 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, Mary Pitzulo, & Management Representative, Joanna Likar.
- III. Proof of Meeting Notice:**
- IV. Approval of February 16, 2026 Board Meeting Minutes**
Approval of February 23, 2026 Organizational 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:**
 - a. Committee Reports: Architectural (Lynn Newman):**
 - i. 5018 Northshore Dr. - Installation of an attached Shed Application.
 - ii. 5177 Island View Cir. S. - Installation of a Roof over pool equipment
 - iii. 5177 Island View Cir. S. - Enclosing west side of RV Port Application
 - iv. 5169 Island View Cir. N. _ Concrete Installation Application
 - v. 5199 Shore Line Dr. - Installing a Front Porch Deck Application.
 - 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 (Rose Shinkle):**

l. **Welcome (Nancy Fournier)**

m. **Other committees:**

X. Old Business:

a. Building update

i. We have three additional expenditures we need to discuss;

- \$3,128.45 Additional expense beyond the approved \$23,000 non contract expenses that Glenn Submitted
- \$13,642.63 additional expense owed to Glenn; we will revisit with GAFCO after everything is complete and try to make a deal with him.
- \$??? For whatever Glenn and Bill can negotiate to satisfy the electricians change order

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. Canal Contract, Applied Aquatics; Ends 3/31/26, will need to be renewed this season. Current is \$410/month - New quote is \$422.00 /month Complete by March MTG
- ii. 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.

c. Insurance Policy renewals

- i. Bond with Philadelphia Insurance Company. Last year we paid \$1,024.00. Renewal date is 4/1/26.
- ii. Community Association policy (Directors and Officers Liability) with Philadelphia Insurance Company. Last year we paid \$2,393.70. Renewal date is 4/1/26.

XI. IV. New Business:

a. Mt Olive Gate Repair

b. Confirm Committee Chairpersons

- i. Maintenance -Scott Derstine
 - ii. Social – Rose Shinkle
 - iii. Nominating – Nancy White
- c. Annual Assessments
- d. Tree Removal -4932 Shoreline Dr -Estimate for \$1200
- e. Water at Duey & Mount Olive Gates. -Estimate \$2800 Each
- f. Bank Account – need to only have 3 Signatures Change to
 - i. Joanna
 - ii. Rollie
 - iii. Leo
- g. Addition on Duey Road petition

XII. 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)

XIII.Adjournment: