

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

**April 6, 2026**

- I. Call meeting to Order by President:**
  
- II. Roll Call of Directors:** Rollie Hill, Mark Sherman, Liz Guptill, Leo Ouellette, Scott Derstine, Mike Carney, Mary Pitzulo & Management Representative, Joanna Likar
  
- III. Old Business:**
  - a. Building update:
    - i. Final “Mutual Release and Settlement Agreement” executed with GAFCO on 03/20/2026 (see Website)
      - 1. All Subcontractors lien releases received
        - a. GAFCO portion of Electrician Lien Received
      - 2. Punch List completed to our satisfaction
      - 3. Final payments made to GAFCO
    - ii. Glen & Bill will reach agreement with electrician for final payment
  - b. Mt. Olive Gate Repair: Scott
  - c. Tree Removal – 4932 Shore Line Drive: Scott
  - d. Cintas Fire Inspection: Quote received at \$405.43, Under the \$500 approved to pay
  - e. Bond with Philadelphia Insurance Company. Last year we paid \$1024.00. Renewal date is 4/1/2026.
  - f. Community Association policy (D&O) with Philadelphia Insurance Company. Last year we paid \$2,393.70. Renewal date is 4/1/2026.
  
- IV. New Business**
  - a. Automated External Defibrillator (AED) for our Community Center.
  - b. Cameras for Community Center
  - c. Move Over Budget Money from 2025-2026 budget to reserves account
  - d. Summer Approvals
  - e. Locking Gazebos and Community Center May 1<sup>st</sup>
  - f. Members Maintenance Requirements
  - g. Members Contact Form
  - h. Electronic Notification Request
  
- V. Members Comments and Concerns:**
  
- VI. Adjournment**