

**MT. OLIVE SHORES
LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
BOARD OF DIRECTORS WORKSHOP AGENDA
October 19, 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, and Mary Pitzulo

III. Old Business

a. Building Update - Willard Electric:

- An Executive Session of the Board was held on June 25, 2026, with George Root, Esq.
- The Board approved George Root, Esq., to negotiate a settlement on behalf of the Association.
- An agreement was reached with Willard Electric, through George Root, Esq., to reduce the outstanding bill from \$17,300 to \$7,000, as the final payment for work performed on the Community Center.
- An agreement was executed on September 2, 2026, releasing the Community and the Association from any and all claims, liabilities, and obligations related to the work performed by Willard Electric, upon payment of the agreed settlement amount.
- Payment of \$7,000 was made to Willard Electric by wire transfer on September 2, 2026

b. Water Service to Community Building

- Replace service to 1" line \$3,600
- Replace meter to 1" \$1,218.13

c. Private Events

- Community Center Rental Agreement

d. 55+ Presentation

e. Building Mitigation

- Building 2

- Building 4
- Building 5
- Old Library – Volunteers for Clean-up

f. Community center cameras

IV. New Business

- a. Summer board activity
 - Lawn Service Bid
 - Community Center Water Service
 - Community Center Water Main
 - Community Tree trimming
 - Pool table upgrade (all donations)
- b. Generator for community center
- c. Dissolution of Building Committee
- d. Surplus Equipment/Inventory Sale
- e. CPA Audit
- f. Contact for Gate Fobs
- g. New Management Company

V. Members' Comments and Concerns

VI. Adjournment