

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

October 26, 2026

- I. Call meeting to order by President:** Turn Off Cell Phones
- II. Roll Call of Directors:** Rollie Hill, Mark Sherman, Liz Guptill, Leo Ouellette, Scott Derstine, Mike Carney, Mary Pitzulo, & Management Representative, Joanna Likar.
- III. Proof of Meeting Notice:**
- IV. Approval of April 13, 2026, Board 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. Manager's Report:**
- X. Committee Reports:**
 - a. Architectural:**
 - i. 5106 Northshore Dr – Handicap Ramp Application.
 - ii. 5140 Southshore Dr – Handicap Ramp Application
 - iii. 5000 Shore Line Dr – Concrete Installation Application
 - iv. 5149 Island View Cir N – Shed Screen enclosure Application
 - v. 4921 Shore Line Dr – General Application
 - vi. 5006 Northshore Dr – General Application
 - vii. 5009 Northshore Dr – General 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 (Scott Derstine)**
- k. **Social (Rose Shinkle)**
- l. **Welcome (Nancy Fournier)**
- m. **Other committees**

XI. Old Business:

- a. Building update
 - Water Service to Community Center
 - Replace service to 1" line \$3,600
 - Replace meter to 1" \$1,218.13
- b. Building Usage for Private Events
- c. Building Mitigation
 - Building 2
 - Building 4
 - Building 5
 - Old Library
- d. Community Center Security (cameras)

XII. New Business:

- a. Generator for Community Center
- b. Dissolution of Building Committee
- c. Surplus Equipment/Inventory Sale
- d. Reserve Study
- e. Attorney Engagement renewal
- f. New Management Company

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: