

## ***Mt. Olive Shores North II Owners Association***

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MOSN II BOD Meeting  
February 13, 2020

Meeting was called to order by President Ron Gade at 10:01 AM.

Pledge of Allegiance was said.

Roll Call of Directors-Present were Ron Gade-President, Rod Berry-Vice President, Mike Vlahos-Secretary, Denise Leider- Treasurer and Mo Sabourin-Director.

November 7, 2019 BOD meeting minutes were approved as written.

Treasurer's Report –Denise Leider gave report- She said the balance in Operating Account as of January 31, 2020 was \$533,307.36 , Reserve Accounts-Variou s \$623,036.45 and Maintenance and Improvement Account was \$63,431.36. Totaling \$1,219,775.17. The Operating Account for January collected \$361,490 and the expenses were \$49,608.97. All HOA fees are paid except for a few people and congratulations to Pat and Deb for good job collecting.

Unfinished Business-

Ron Gade spoke regarding New Development Holly Cove and said it will be addressed in the President's Report.

Ron said regarding RFID system that it is in use and working well and residents have 2 more weeks to get the RFID tags or you will have to use the guest gate and see the guard to enter. Residents can get their free tag on Mondays from 9 AM to 12 PM in the MOSN II Ballroom. Residents are asked to bring a copy of their registration. Mike Vlahos spoke on the RFID tags. He said after the end of February, and when the clickers are deactivated starting in March, you can go to the the MOSN II HOA office and there will be tags preactivated and the MOSN II Manager will take your vehicle registration copy and you will receive an activated tag. Ron and Mike also said that the new camera's in storage and at the guard house are working well.

New Business:

Ron Gade made a motion that MOSN II retain the current covenants namely the certificate of amendments to the covenants dated Feb. 18, 2016 section 5-22 be retained allowing only Class A Rv's be parked on pads. All others must be in port or garage. Discussion started and a few residents got up to talk saying that they were not in favor and wanted only A's on pad as they did not want our nice community to look like a trailer park. There was only one resident that spoke that wanted Super-C's to be placed on pads. He had recently bought a Super C and wanted the board to grant him a variance to park it there. This is not allowed and was told that he must park Super C under a port.

A straw poll was then taken and only 2 people were in favor of letting Super C's park on the pad and the rest were no. Board vote was taken and it was agreed to leave covenant as is and not go forward with process of changing it.

Rod Berry made a motion to allow residents with Ports and Homes the same rights with trailers as we allow those with Pads-Several residents spoke, no one was in favor due to the aesthetic 's -it would diminish the look of the community-Rod Berry withdrew the motion.

ARC Report- Al Boeck gave the ARC report and said that since the last Board meeting the ARC has received the following projects: 5 New homes, 1 Pergola, 1 Generator, 1 Addition, 2 Casita's, 1 Fire Pit, 2 Landscapings, 1 Sliding door, 1 Hurricane and Storm Window, 2 Curbings, and 2 Fences. He said if you have a project to please submit your ARC form to the ARC Committee.

Committee Reports- Social Committee Report: Marlyn Landin spoke and Thanked everyone for supporting the Social Committee and asked for new volunteers. She also said that if anyone uses the MOSN I or MOSN II kitchens to please clean up after and to not leave any food out on the counters or in the refrigerators.

Safety Committee Report: Mike Vlahos spoke and said that February 20 at 10AM there will be a Stop the Bleed Class and February 24 at 12:30PM a Skymed Presentation with Pizza Party Lunch both at Clubhouse 2. Rod Berry said that we had a good turnout for CPR this year and to please get your RFID tags if you haven't yet. Mike also said they are looking for a Co-Chair for the Safety Committee. Veteran's Memorial Committee: Herb Reaves spoke and said that they are in the process of organizing the committee and so far have 2 Co-Chairs and are looking for volunteers and will set up meeting when they are ready. He said that Ray Hilling is MOSN I Co-Chair and that they are looking for volunteers from the Navy, Air Force, Coast Guard, Marines, and Army and to please see him if you want to sign up.

Comment Forms and Maintenance Issues-There were 2 comment forms regarding flags. Ron spoke and said that flags flown on a residential property other than American flags and military flags are prohibited by the covenants and must be removed but that the covenants do not apply to flags on golf carts. A military or State of Florida flag can be flown under the American Flag.

Presidents Report- Ron Gade spoke and said that the proposed new development, Holly Cove is in the preliminary stages. There is a preliminary subdivision plan and the landscape plan has been approved. He spoke to Robert Holston and he appears to be cooperative and open to suggestions. Nothing will be done at the proposed development until all the necessary plans are accepted. In fact, we are not sure that he even owns the land. As we know pertinent information it will be reported at board meetings. The newsletter with your water bill showed the incorrect date of the annual yard sale. It will be Friday March 6, 2020 and Saturday March 7, 2020 from 8 AM to 2PM. Ron said he would like to Thank Mike and Sue Vlahos, Bill and Martha Kuhn, Rod Berry and Bill House. They worked tirelessly to help the residents place the RFID tags correctly. He said there will be a Relay for Life Friday 3/13/20 to Sunday 3/15/20 starting at CH 1. Ron said there will be a car and craft show on Saturday 3/14/20 at CH 2. He also said that the recap of the MOSN I February 11,2020 meeting is that the 25ft. next to CH 1 has been deeded to them for access to rear of CH 1 and that security camera's are being considered for CH 1 and that the Veteran's Memorial

Committee needs volunteers, that dock modifications need to be decided and made before a replacement boat is purchased, that food must not be left out in CH 1 or it will be discarded and that the next regular MOSN I board meeting is in April.

Ron Gade adjourned meeting at 11:13 AM.

Mike Vlahos, Secretary

