

**MT. OLIVE SHORES NORTH
OWNERS' ASSOCIATION, INC.**
Board of Directors Meeting

Date: Tuesday, February 8, 2022
Hour: 10:00 AM.
Place: Mt. Olive Shores North Clubhouse
1071 Motorcoach Dr.
Polk City, FL.33868

MINUTES

I. Establish Quorum

A quorum of the Board was present: Bill Kuhn (President), Bill House (Vice President), Sharon Millard (Secretary), Terry Busch (Treasurer) and Butch Alderson (Director). Representing Mosaic Services was Jennifer Cain and Crystal Tomlin.

II. Call to Order

Bill Kuhn called the meeting to order at 10:01 AM.

III. Proof of Notice

Meeting notice was posted in accordance to the association's documents and F.S. Ch. 720.

IV. Approval of Previous Meeting Minutes

The minutes for the November 2021 were presented for approval.

Terry Busch made a motion and Sharon Millard seconded to approve the minutes as presented. The motion passed unanimously.

V. Reorganization of Officer Roles

The Director Role held by Mike Moseler and the Treasurer Role held by Terry Busch are both vacant. Sharon nominated Bill Kuhn as President, Bill House as Vice President, Terry Busch as Treasurer. Bill House nominated Sharon Millard as Secretary and Bill Kuhn nominated Butch Alderson as Director At Large. All accepted the nomination and with no objections the Board of Directors were assigned accordingly.

Bill Kuhn-President

Bill House-Vice President

Terry Busch-Treasurer

Sharon Millard-Secretary

Butch Alderson-Director, Boat Rentals

VI. President's Report

- Amendment Change:
- Front Entrance Landscape Upgrade:

- Janice Heinrich asked about Sentry overpayment, Bill Kuhn responded that it would be discussed later in the meeting.
- Geoffrey Baker asked about the gate procedure regarding guests. Bill House told everyone that the owner needs to call the gate the morning of the visit. The guest will need to provide their name, the name and address of the person they are coming in to see. The guards will be reminded to write down information, but they do get very busy especially in the mornings.
- Website-mymosn.com

VII. Treasurer's Report

- Terry Busch, reported the following:
Current Association Financial Position: As of
 - Total Assets \$925,823.86
 - Reserve Funds \$595,845.61
 - Income \$32,716.65
 - Expense \$25,053.78
 - YTD Net Income \$7,682.51

VIII. Secretary's Report

- RV Rental reservations can be made in the HOA Office on Tuesday and Thursday 8:00am-1:00pm. You can also contact Sharon by phone if needed on days the CAM is not in office.
- Please send any questions regarding the proposed Amendment change to Sharon or the CAM. We will put together a Frequently Asked Questions document to send out with new proposal.

IX. Manager's Report

- Jennifer Cain reported that Sentry had taken payments for HOA dues after their contract ended. This caused owner balances and other banking numbers to be off. The accounting department of Mosaic is working to correct this issue.
- Annual Meeting date is TBD
- Statements will be sent out March 1, 2022. Please update contact information with address/phone numbers to be sure mail is sent to the correct address.
- Monthly Board Meeting is held on 2nd Tuesday of each month
- Tree trimming quotes are pending. We are waiting on response from Polk County Waste Management regarding the curb repair on Rally & Cruisers

X. Committee Report

Architectural Review Committee:

Butch Alderson presented the ARC Report:

- Lee Condasta will be replacing Butch as soon as he is healthy. Butch will be filling in and helping the ARC.
- Last year a record 92 applications were made. This is a good way to keep a record of

upgrades done to individual properties.

- **ARC Applications:** There were 12 new applications; 3 new homes, 4 screened rooms/enclosures, 1 flagpole, 1 new awnings, 1 roof and 2 landscaping.
- Janice asked about a driveway extension application being reviewed by ARC

XI. Social Committee:

Deb Alderson presented on behalf of the Social Committee:

- Calendar available on BBS, in clubhouses and in Appfolio portal
- Upcoming event dates were given and can be found on the calendars.

XII. Veterans Memorial:

- Felipe Pou reported that a location had been decided-adjacent to the Dog Park
- The next meeting is on Thursday, February 10, 2022 at 10:00am in the Clubhouse 2 Cardroom

XIII. Old Business

- Sentry Overcharge/Attorney: They have agreed to repay the \$8,000 that they overcharged. We are waiting on the signed release for the check to be cut and sent to the HOA.

XIV. New Business

- **Annual Meeting Date:** To be announced soon. The meeting was postponed due to COVID/health concerns and the number of questions regarding the wording of the proposed amendment change. We will wait for the updated Draft of the proposed Amendment change from the attorney.
- **Covenant Change-Age Restriction:** The amendment is again with the attorney for revision due to the confusing wording in the amendment. We will send out a draft as soon as we get it for homeowners to look over. There was a lot of discussion regarding this amendment change. Someone asked if there could be a Q&A meeting with the attorney to answer questions before the vote. **Bill Kuhn agreed to look into a date for the Q&A to happen**
Linda Egan-does the person living there have to be 40 years old at the time?
Mr. Buchanan-shouldn't the realtors be notifying potential residents of the age restrictions?
Mrs. Scogin-what if the owner has a 30-year-old spouse?
Janice Heinrich- what about the 80/20 rule?
Geoff Baker-spoke regarding the Fair Housing Act
- Front Entrance Landscape Upgrade: Work was completed, but the recent frost may have hurt the plants. They should be under warranty with Floralawn. Floralawn will be monitoring the damage for possible replacement,.
- Website-mymosn.com: The website is now live. More features and links will be added as things progress. Dwight Kitchens is updating. Please send all suggestions through the website. The site is a public site, it is not locked.

XV. Comments & Concerns from Residents

- Bill House addressed Mr. Baker regarding the Guard House procedure. Shifts are from 6am-2pm, 2pm-10pm and 10pm-6am. Please call gate on the day of visitor.
- Geoff Baker read Florida Statute regarding Estoppel letters. He is concerned that the HOA and the Management company is illegally charging over the \$250 allowable by law. Estoppels.com charges an additional \$24 convenience fee for credit card payments. Jennifer Cain assured him that we are allowed to charge \$250 and the estoppel.com can charge a convenience fee for using a credit card payment. She told him that he could contact her for the estoppel letter, send her a check and avoid the convenience fee. He agreed to this option.
- Butch reminded owners that they need to fill out an ARC Modification form. It is located on Shared Docs in homeowner portal. You can also get a hard copy in the HOA Office.

Next Board Meeting

- March 8, 2022 at 10:00 AM.

XVI. Adjourn

- There being no further business to discuss, a motion was made by Terry Busch to adjourn at 11:22 AM; Sharon Millard seconded and the motion passed 5 – 0.

Respectfully submitted,

Date Approved: 3/8/22

Crystal Tomlin, LCAM

Community Association Manager