

**MT. OLIVE SHORES NORTH
OWNERS' ASSOCIATION, INC.**

Board of Directors Meeting

Date: Tuesday, May 10, 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), Sharon Millard (Secretary), Butch Alderson (Director), Bill House (Vice President) and Terry Busch (Treasurer). Representing Mosaic Services was Crystal Tomlin.

II. Call to Order

Bill Kuhn called the meeting to order at 10:00 AM.

III. Proof of Notice

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

IV. Approval of Previous Meeting Minutes

The minutes for the March 8, 2022, BOD Meeting were presented for approval.

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

V. President's Report

- Welcome to all in attendance. The April BOD meeting was cancelled due to lack of pressing issues, thank you for understanding.
- Residents are feeding alligators and birds at the boat dock. This is illegal and dangerous. Signs have been ordered and a violation letter sent out to one owner.
- Please be sure you are watering your lawn according to the schedule that Polk County has recommended.
- Damaged storm drain has been repaired, thanks to Bill House and David Mills for overseeing the project. A bill was sent to Polk County for the repair since we have not heard back from them.
- Tree and landscape expenses are high this year due to the age of our trees, which is reflected in our 2023 budget.
- There was a water leak in the women's restroom that damaged the dance floor. Insurance has been contacted and we are working through the process.
- The BBS has been down and had to be restored. Information was lost, but Dwight is working to get it back up. You will need to re-sign in to BBS1 and create a new name/password.
- This is the last Board Meeting for the summer. Safe travels, see you all in the fall!

VI. Secretary's Report

- The approved schedule for watering your lawn is: odd number address-Wednesday and Saturday, even number address-Thursday and Sunday. Please only water your lawn on these days.
- There is a Class C vehicle in the Clubhouse RV Rental site, it was unintentional and not allowed. Bill Kuhn and Bill House are working to have the vehicle moved.

VII. Treasurer's Report

- Total Assets \$957,056
- Reserve Funds \$622,493
- Income \$218,713
- Expense \$179,668
- YTD Net Income \$39,044
- There has been an increase in income from the RV Rental sites
- We are overbudget in the utilities and tree trimming. The trees are aging and need attention which is reflected in the proposed budget.

VIII. Manager's Report

- October assessments were all collected. We still have many with outstanding April assessments, payments can be made online or sent to the HOA office.
- Statements were emailed out on March 3rd; hard copies were mailed out a week later. Late notices will go out this week by USPS and email. Please see me if you haven't received a statement to update your information.
- If you have landscaping or lawn mowing updates, please bring them to the HOA office. I will place a work order; the crew isn't able to help you.
- Please report all maintenance/work orders to CAM or a Board member especially if it involves water leaks.
- Please secure all outdoor items prior to leaving for the summer.
- Violations are done often and randomly. If you see a violation and are comfortable getting a picture, please send them to me or a Board member so that we can address the issue.
- Please remember to bring a copy of your Driver's License for the 55+ book and update your mailing address if you haven't already done so.
- Project status: palm trees at Motorcoach Dr entry have been trimmed. The Rally & Cruisers curb repair has been completed. The carpet in the clubhouse has been cleaned.
- Quotes for pool/spa resurfacing, the women's restroom renovation, the dance floor replacement and Shuffleboard courts are being gathered.
- Thank you to the community for allowing me to serve you! Have a safe summer, happy traveling to those headed out!

IX. Committee Reports

Social Committee:

- Deb Alderson presented on behalf of the Social Committee:
- Decorators/hosts/hostesses were thanked for their work.
- Next Event-May 20th Food Truck/Dance Party. Smokin' Oaks BBQ will be at Clubhouse 2 at 5pm for food. Dancing will be from 6pm-8pm in the Ballroom.
- Next Social Committee meeting-September 6, 2022, at 10:00am in Clubhouse 1.

Architectural Review Committee:

- Lee Condosta presented on behalf of the ARC Committee
- Last meeting was on May 3rd, 11 new permits were approved
1-new driveway, 2 re-roofs, 1 new deck and several landscaping. There were 13 completed projects
- Please return completed work permits to the office for the file.

Maintenance:

- Bill House presented Maintenance report
- Thanks to Butch, Lee and Phil for your help with maintenance items
- The pool and spa are becoming expensive with repairs due to the aging amenities. New parts aren't as durable.
- Pond fountains have needed some repairs.
- Please don't place dog poop in trash cans at the Clubhouse. It becomes a smelly mess to clean up when bags split open.
- Please be sure to periodically update your permanent visitor list at the guard house.

X. Old Business-tabled until Fall

XI. New Business

- **2022-2023 Budget**-presented by Terry Busch. Committee consists of Bill Kuhn, Terry Busch, Butch Alderson, and John Henning. Additional funds will be put in several areas including Reserves, Common Maintenance and Tree trimming to accommodate our aging areas. The proposed budget includes an increase in assessments of \$50 per lot per year. Butch Alderson made a motion to approve the 2022-2023 Budget as written. Sharon Millard seconded, and the Board of Directors unanimously approved it. The approved 2022-2023 Budget will be sent out to homeowners with the October assessment statement in August.
- **Women's Restroom Renovation**- discussion was made regarding the flooring/toilet issue. Terry Busch made a motion to approve a \$7,000 budget to complete the renovation, Sharon Millard seconded. This motion was withdrawn. Several Board members felt that with the additional cost of repairing the floor, the budget needed to be increased. Bill House made a motion to approve a \$10,000 budget, Sharon Millard seconded, and the motion was unanimously approved.
- **Summer Boat Usage**-Butch Alderson suggested that the boat be taken out of the water in preparation for Hurricane season. This should be accomplished by May 20th.

Next Board Meeting-TBD

XII. Adjourn

- There being no further business to discuss, a motion was made by Butch Alderson to adjourn at 11:05am. Bill Kuhn seconded, and the motion passed unanimously.

Respectfully submitted,

Date Approved: 9/13/2022

Crystal Tomlin, LCAM

Community Association Manager