

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

Date: Tuesday, September 13, 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 10:01 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 May 10, 2022, BOD Meeting were presented for approval.

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

V. President's Report

- Welcome to all in attendance.
- Assessment coupons and a copy of the budget were mailed out as well as emailed. Please let us know if you haven't received one.
- There currently are no delinquent accounts! You can make your payment in the HOA Office.
- The boat will be back in the water when Hurricane Season comes closer to an end.
- Violation letters have been sent out this week, please take care of the issues in a timely manner. Most are landscape issues (weeds).
- Lightning caused many issues in HOA 1 and HOA2 that includes the Clubhouses and front gate. Thank you for your patience while this is being repaired. Bill House and Butch Alderson have been a big help!

VI. Vice President's Report

- Sewer repair at the HOA Office was done. Thank you to McKittrick Construction for the use of their equipment and Mark Wilson from HOA 2 for his sewer expertise. The HOA was able to save a lot of money by their voluntary efforts.
- The pool cage will be cleaned soon.

VII. Treasurer's Report

As of June 30, 2022:

- Total Assets \$959,000
- Income \$335,000
- Expense \$337,000
- YTD Net Income - \$1577

VIII. Secretary's Report

- Sharon was on property most of the summer working on the renovations of the office and Clubhouse 1 women's restroom.

IX. Manager's Report

- Billing statements were emailed out September 8th with an incorrect due date. The correct date is on the statements sent by USPS on September 9th. Please update your mailing and/or email address if you haven't received both statements.
- If you have a lawn mowing special request, please update the CAM in the HOA office. Work orders regarding lawnmowing issues can be placed in homeowner portal or by contacting CAM via email or telephone.
- Please report all maintenance/work orders to CAM or a Board member especially if it involves water leaks.
- Homeowners can contact FCC at (863)284-4319 for all trash/recycling/yard waste issues.
- Violations are done often and randomly. Please send any concerns/questions to the CAM 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.
- Quotes for pool/spa resurfacing and the Shuffleboard courts are being gathered.

X. Committee Report

Social Committee:

- Deb Alderson presented on behalf of the Social Committee:
- Volunteers are needed for many events.
- The What's Happening Newsletter was sent out with current events
- Next What's Happening meeting will be October 4th, 2022, at 10:00am in Clubhouse 2.

Architectural Review Committee:

- Lee Condosta presented on behalf of the ARC Committee
- Since the last ARC Meeting there have been 17 new requests-consisting of 5 landscaping projects, 4 reroofs, 3 replacements of windows/screens, 2 painting driveway/pavers and 3 miscellaneous requests for fence extensions, awnings added and RV port door addition.
- 14 completed Work Permits have been turned in. Please make sure these are returned in a timely manner once the project is completed.
- Next ARC Committee Meeting is October 4th at 10am in the Office Meeting Room.

Veteran's Memorial Committee:

- Phillip Pou presented the Veteran's Memorial report. Herb Reaves, Co-Chair from MOSN HOA 2 was in attendance as well.
- Phillip presented a diorama of the Memorial Park. He asked for a motion to request a donation from the MOSN HOA 1 Board of Directors to start the first phase of the memorial which would consist of the 6 flags and a couple of benches. The Committee plans to ask the same of MOSN HOA 2 Board of Directors.
- There will be other fundraising activities such as commemorative bricks, BBQ's etc. to pay for the Memorial.

XI. New Business

- **Veteran's Memorial Park donation-** Bill Kuhn asked for a motion to approve a \$3,000 donation for Phase 1 of the Memorial Park. Terry Busch made the motion and Bill House seconded. The motion was approved unanimously.
- **Speed Limit in MOSN-**Options were discussed to stop the speeding in the community. Option one is a verbal warning to all residents to slow down. Option two is to have Polk County Sheriff's Office begin patrolling the community randomly, handing out tickets for any violations. Option three is speed bumps or calming humps. More discussion is needed before a decision is made. Homeowners were allowed to make comments/opinions regarding the options. Additional suggestions: more speed limit signs, cameras and flyers. CAM will make flyers for the Guards to pass out to ALL vendors and visitors reminding them of the speed limit.
- **Estate/Moving Sale Rules-**tabled until next meeting
- **Women's Restroom Renovation and Dance Floor Update-**Restroom will be completed by next week, Dance Floor is complete and was paid for by the insurance company due to the water damage from toilet. Office and restroom renovations were paid by Reserves. Thank you to Bill and Dawn Lindsay, Bill House, Conrad and Cathy Hayes, and Butch Alderson for their help on these projects. Thank you to Sharon, Nancy Maples and Crystal for their oversight and decorating.
- **Fining Committee-**MOSN HOA 2 is looking at forming a Fining Committee, the MOSN HOA 1 BOD will stay updated regarding their efforts. It may be something to add in HOA 1 as well.
- **Landscaping (Floralawn/Brightview)-**Floralawn submitted a new contract with a large increase-over 20%. Quotes from Brightview and Redtree have come in much lower. The BOD discussed their opinions about both companies. After the discussion a motion was made by Sharon Millard to accept the contract from RedTree, Bill House seconded the motion and the motion carried unanimously.
- **Spa Resurfacing-**quotes are being requested.

XII. Open Discussion

- **Guards being inconsistent with ID check-**Freeman will be notified of inconsistency
- **Progressive Dinner-**additional information was provided by Gaye Crider. Volunteer houses are not expected to provide food, only a non-alcoholic punch/drink. Need at least 10 volunteer houses and/or ports-October 15th is the deadline to volunteer.

Next Board Meeting-October 11, 2022

XIII. Adjourn

- There being no further business to discuss, a motion was made by Sharon Millard to adjourn at 11:19am. Bill House seconded, and the motion passed unanimously.

Respectfully submitted,

Date Approved: 10/11/22

Crystal Tomlin, LCAM

Community Association Manager