

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

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

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 October 11, 2022, BOD Meeting were presented for approval. Terry Busch made a motion and Bill House seconded to approve the minutes as presented. The motion passed unanimously.

V. President's Report

- Welcome to all in attendance.
- Assessments were due on October 1st. See Crystal in the HOA Office if you haven't made your payment yet.
- The boat will be back in the water and available to use after the latest storm has passed.
- The Board of Directors and Property Manager are working diligently to keep our community in great shape, many projects have been completed by BOD members and other volunteers, saving a lot of money.
- Speeding is still an issue. Only owners can prevent further speeding restrictions such as speed bumps! Please let your vendors and/or guests know of the speed limit.
- Heartland Pools is our new pool service provider. Hopefully maintenance will improve. The pool is currently down for maintenance and repairs.
- The Veteran's Memorial is on hold
- Please call Waste Management if you still have hurricane debris to be picked up.

VI. Vice President's Report

- If you are towing a vehicle behind your RV, be careful. The gate may close causing damage to the towed vehicle and/or the gate arm. You can move to the middle of the arms so that the guard will open both to allow you in.

VII. Treasurer's Report

As of September 30, 2022:

- Total Assets \$956,000 includes \$598,000 in the Reserves
- Income \$442,000
- Expense \$459,000
- YTD Net Income= - \$16,000
- There will be a full audit conducted for the year ending on September 30, 2022. Prior years have been reviews.
- Finance Committee is reinvesting current funds for better interest rates as the rates are increasing.

VIII. Secretary's Report

- Nothing new to report

IX. Director's Report

- Thank you to Stu Green for picking up debris around the Clubhouse.
- The boat will be put in the water soon. The dock needs minor repairs to keep the boat safer.

X. Manager's Report

- There are 22 delinquent assessments as of 11/8/22. The total amount is \$12,884.
- All homeowner concerns are forwarded to our Redtree supervisor for review and forwarded to the crew as needed. Please do not give the landscape crew additional instructions. If you have any issues, please call, or email me as soon as possible.
- Please report all maintenance/work orders to CAM or a Board member.
- FEMA has picked up a majority of the hurricane debris. Round one of pick ups is coming to an end according to an email from Polk County. Round two will begin after Thanksgiving.
- 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.
- Violations tours are conducted frequently. Please make sure that you have someone maintaining your property while you are away. Weeds in pavers and landscape bed as well as palm trees with dead/dying fronds are the majority of violations
- The Polk City Christmas Parade has just been cancelled.
- The pool/spa enclosure and pool deck have been cleaned.

XI. Committee Report

Social Committee:

- Ann House presented on behalf of the Social Committee: Thanks to those that helped with the recent events. They have been very successful. The Halloween Costume and Dance Party saw the largest crowd for this event!
- Ticket Sales are held on Monday in Clubhouse 2 from 10:00am-11:30am and Tuesday in Clubhouse 1 from 3:30pm-4:30pm. There will be no ticket sales during the weeks of November 21st, November 28th and the week of December 26th.
- November 15th at 8:15am the guest speaker will be from Vial of Life.

Architectural Review Committee:

- Lee Condosta presented on behalf of the ARC Committee
 - Since the last ARC Meeting there have been 4 new requests-consisting of 2 reroofs, 1 painting doors a different color, and 1 window replacement.
 - Only 1 completed Work Permit has been turned in. Please make sure these are returned in a timely manner once the project is completed. This is for the homeowner's benefit.
 - Reminded owners that contractors can't fill ARC forms out! This is the homeowner's responsibility.
 - Next ARC Committee Meeting is December 4, 2022, at 10am in the Office Meeting Room.

Veteran's Memorial Committee:

- Phillip Pou was absent. Bill Kuhn presented in his absence. The project is currently on hold.

XII. Old Business

- For Rent and For Sale signs-Bill Kuhn read the original rules regarding signs from the Covenants and the amendment adopted on 11/9/2011. He proposed adding two additional rules stating that:
 1. Rental signs would be removed when property is occupied
 2. The property owner is responsible for giving renters a copy of the Rules and Covenants.

Bill House made a **motion** to amend the current rules regarding Real Estate Signs to include the proposed additions. Butch **seconded** the motion, and the Board of Directors began discussion. Terry suggested no signs at all since MOSN is a closed community, there is no need for signage. There are lists of rentals on both bulletin boards.

Member discussion included: making the rules and regulations available to renters in the HOA office and creating a website specifically for MOSN rentals and For Sale. Several members stated that they would like to see all signs removed. The question was asked regarding pre-qualifying renters. Douglass responded that she does make sure that each renter is of the appropriate age as well as provides information on the Rules and Regulations for the community. Bill Kuhn confirmed that it is the homeowner's responsibility to provide the Rules and Regulations to renters.

Douglass Dillard apologized for the current sign placements and will have them correctly placed as soon as possible. She will contact the Board if placement becomes an issue. She will make sure that FOR RENT signs and posts are removed on lots that have leases for at least 6 months, and the signs removed on those shorter leases while the lot is occupied.

Linda Bittell confirmed that there is a list of Rentals listed on the BBS as well as the mymosn.com website. Both lists are available to non-residents.

Bill Kuhn stated that if there was enough interest from the membership to amend the rule to remove all signs, the Board of Directors would take that under consideration. After much discussion, the Board of Directors voted unanimously to approve the amendments to the Temporary Real Estate Signs as written.

Next Board Meeting-November 8, 2022

XIII. Adjourn

- There being no further business to discuss, a motion was made by Terry Busch to adjourn at 10:57am. Sharon Millard seconded, and the motion passed unanimously.

Respectfully submitted,

Date Approved: 12/13/2022

Crystal Tomlin, LCAM

Community Association Manager