

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

Date: Tuesday, December 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, 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 November 8, 2022, BOD Meeting were presented for approval. Sharon Millard 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.
- Many projects in the community are completed by Board Members or volunteers, saving the Association money. Thanks to all those that help out!
- Crystal Tomlin, CAM from Mosaic Services in in the HOA Office on Tuesday, and Thursday from 8:00am-1:00pm. Please see her with any issues/concerns. She can solve many issues in a timely manner.
- Speeding is still an issue, but it is getting better as word gets out. Only owners can prevent further speeding restrictions such as speed bumps! You can report any excessive speeding to the office, we will do what we can to resolve the issue. Please note the time, date, and any information on the vehicle.
- An updated Reserve Study is scheduled for January 2023.
- Thanks to owners and Real Estate professionals for the rapid response to the new sign rules, the neighborhood is looking great.
- Happy holidays to all!

VI. Vice President's Report

- Thanks to the new rule regarding Garage/Moving/Estate Sales, Bill House was able to contact Kincade Auctions for future needs in the community. He was told that online auctions tend to yield higher prices for items, and they do all the work! The company even supplies a list of buyers for the guardhouse to refer to.

VII. Treasurer's Report

As of November 30, 2022:

- Total Assets \$1,701,000 includes \$654,000 in the Reserves and \$971,000 in cash
- Income \$210,000
- Expense \$68,000
- YTD Net Income= \$141,000
- Audit for 2022 is in the works
- Finance Committee is reinvesting current funds for better interest rates as the rates are increasing.

VIII. Secretary's Report

- Pet owners are using the poop buckets! Please don't place your pet waste in the clubhouse trash receptacles. This creates a stinky mess for someone else to clean up.

IX. Director's Report

- Thank you to Stu Green for picking up debris around the Clubhouse.
- The boat is ready for use. Bumpers were added to the dock to help prevent damage to the boat. We are looking at widening the boat entrance to the dock.

X. Manager's Report

- There are 2 delinquent assessments as of 12/13/22 and 3 owners that owe late fees. The total amount is \$1501.88.
- Curb Wraps are available in the office if you haven't picked yours up.
- 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 most of the violations. If there is a retaining wall on your property, you are responsible to clean it. Remember to power wash the sides of your homes and pavers to prevent discoloration.
- The pool/spa enclosure and pool deck have been cleaned as well as the patio and fire pit area.
- Pool/spa filters and plumbing have been replaced due to the aging systems and are now more cost effective.
- Quotes for the damaged shuffleboard awning, resurfacing the pool/spa and retiling the clubhouse floors as well as the Committee meeting room and restroom are being gathered. Work will begin after the Board has approved the proposals.

XI. Committee Reports

Social Committee:

- Sandy Atwood presented on behalf of the Social Committee: Thanks to those that helped with the recent events.
- The donation bins in both Clubhouses will be picked up on Thursday by The Salvation Army.
- The sandwich notice boards have been moved for safety concerns to the front of each clubhouse.
- There are many upcoming events, please see the What's Happening newsletter that is sent out via email as well as posted in both Clubhouses.
- The next meeting is January 3, 2023.

Architectural Review Committee:

- Lee Condosta presented on behalf of the ARC Committee
 - Since the last ARC Meeting there have been 11 new requests-consisting of 3 reroofs, 3 painting of doors/trim a different color, a garage addition, hurricane shutters installed, RV port screens installed.
 - Only 4 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.
 - Work Permits will be available on the Thursday after an ARC meeting in the HOA Office. Please pick up your permit during office hours.
 - Next ARC Committee Meeting is January 3, 2023, at 10am in the Office Meeting Room.

XII. Old Business-none

XIII. New Business

- **Veteran's Memorial Committee**-After a meeting between the BOD President from HOA 1 and 2 and the Veteran's Memorial Committee Co-Chairs (Philip Pou and Herb Reaves) it was decided to disband the committee. They couldn't come to an agreement.
The Board of Directors of HOA 1 has already approved \$3000 towards a project. Don Harris has volunteered to collect the information to place (6) 12inch medallions on the wall at the corner of Motorcoach just behind the guardhouse. Bill House made a **motion** to approve the suggested location and type of memorial. The motion was seconded by Sharon Millard. The Board of Directors didn't have any additional information to discuss, the membership was allowed to discuss the suggested location and type of memorial suggested. The only questions were regarding the size of the medallions, were they going to be big enough to see. Bill Kuhn agreed to have Don Harris investigate the size of medallions to be placed and possible solar lighting if necessary.
- **Landscape Contract**-RedTree Landscaping is not doing a good job, they will not continue to service MOSN after the new year. The Board of Directors has terminated their contract and signed a contract with Brightview to begin in January 2023.

- **Annual Meeting Date**-The Board of Directors would like to have the Annual Meeting earlier in the year. Wednesday, February 8, 2023, was suggested by several members. Sharon Millard made a **motion** to set the Annual Meeting date as February 8, 2023, at 6:30pm, Bill House **seconded** the motion. There was no discussion needed between the Board members. There were no objections from the members, so a vote was taken of the Board members and the motion passed unanimously.

XIV. Open Discussion

- Owners should be responsible to clean up the drainage system after having home/pavers/driveway pressure washed to prevent dirt building up.
- New Sign rule-where should sign be placed if there is not a landscape bed to place it?
- New Sign rule-can all signs be eliminated?
- Veteran's Committee-volunteers are needed. There is a suggestion to add a flagpole and additional pavers placed in the patio area since this is where the Veteran's Day activities are held.
- Dog Park improvements-add a trash receptacle, water, and additional sand/dirt to the area. Larry Cavallo volunteered to empty the trash receptacle regularly and disperse the sand/dirt once it has been provided. Bill Kuhn deferred the improvements to MOSN HOA 2 since the Dog Park is their responsibility for upkeep.
- Rebates for appliances and air conditioning maintenance is offered from Lakeland Electric.

XV. Adjournment

With no further business to discuss, a **motion** was made by Terry Busch to adjourn the meeting at 10:47am. Bill House **seconded** the motion, and the motion was passed unanimously.

Respectfully submitted,

Date Approved: 1/10/23

Crystal Tomlin, LCAM
Community Association Manager