

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

**Board of Directors Meeting**

Date: Tuesday, March 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), and Butch Alderson (Director). Representing Mosaic Services was Jennifer Cain and Crystal Tomlin. Bill House (Vice President) and Terry Busch (Treasurer) were absent.

**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 to the association's documents and F.S. Ch. 720.

**IV. Approval of Previous Meeting Minutes**

The minutes for the February 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**

- Introduction of Butch Alderson as the Boat Coordinator. Please make your reservations in advance out of respect/appreciation for volunteers. Sharon Millard is the RV Rental Coordinator. Again, make reservations in advance out of respect.
- Wi-Fi has been added to the Clubhouse on a trial basis. Please do not abuse the amenity.
- Yard sale went well-traffic went well, thanks to Freeman Security and Janice Heinrich
- Gate Issues are to be reported to Mosaic Services or a Board Member, NOT the Gate Attendant. Please be respectful, the Guard is doing as expected from both BOD Presidents.
- We are currently working on the Budget, the Sentry repayment, carpet cleaning in the Clubhouse, tree trimming around the Clubhouse and pond erosion solutions.

**VI. Treasurer's Report**

- Bill Kuhn presented the Treasurer's Report in the absence of Terry Busch  
Current Association Financial Position: As of 3/1/2022

- Total Assets           \$884,570
- Reserve Funds       \$595,945
- Income                \$143,641
- Expense               \$126,058
- YTD Net Income       \$17,583
- HOA Assessments are due April 1, 2022. The cost is \$650 per lot, \$325 per half lot. Statements have been emailed out and will be mailed out this week.

**VII. Secretary's Report**

- Garbage collection is an issue. For now, recycling bins are being picked up as trash. Place receptacle(s) out by the street on Thursday by 6am. Yard waste is not affected, place outside on normal day (Thursday). This change is in effect until April 4<sup>th</sup> at which time trash and recycling resume at an every other week schedule.
- Discussion was made regarding the collection days and lack of service. Bill Kuhn encouraged everyone to contact the company every day if they notice that the trash has not been collected the day after it is supposed to be collected, and continue calling daily, until it is collected.

**VIII. Manager's Report**

- **Nothing to report currently**

**IX. Committee Reports**

**Social Committee:**

Marlyn Landin 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.
- Marlyn asked for a show of hands of those interested in having the live band from Valentine's Day Dance back for New Years Eve-majority of those in attendance are interested.
- Volunteers/hosts needed

**Veterans Memorial:**

- Felipe Pou reported that a location had been decided-adjacent to the Dog Park
- Felipe has a diorama of possible options for the Memorial.
- The Committee is hoping for the project to be fully funded by donations. Memorial bricks with a link to the person(s) being memorialized online with a brief biography and pictures is one idea.
- Felipe asked for a resolution to be approved for the use of the land belonging to MOSN HOA 1 for the Veteran's Memorial. The Committee will be asking for the same at the MOSN HOA 2 meeting on 3/16/22.
- Butch Alderson made a motion to approve the land use, Sharon Millard seconded the motion, the motion was approved by all.

**X. Old Business**

- Proposed Amendment-Attorney has updated the proposed amendment. It was sent out to owners by email.
- J. Heinrich pointed out that there were 39 newly added words not underlined, 5 words double underlined.
- J. Heinrich and C. Hayes would like to drop the issue completely.
- J. Heinrich asked about the presence of the Attorney for questions. Bill gave the cost of having the attorney here as \$375 by Zoom and up to \$700 for in person. Bill asked the other BOD members if they felt it necessary to have the attorney present (in person or Zoom). Sharon, Butch and Bill do not feel it necessary, decision was made to not have her present.
- Sharon clarified the reasoning behind the amendment
- Bill asked J. Heinrich what her reason is for her opposition. She would like to be able to will her property to family members that may be under 40 years of age. The amendment would prevent them from living on the property until one was 55 years old.
- Bill agreed to have the Attorney correct the punctuation mistakes but stated that the vote will still happen at the Annual Meeting.

**XI. New Business**

- With Bill House absent, his discussion on Estate/Moving/Garage Sales will be table until next meeting.
- **Annual Meeting Date:** March 16, 2022, at 6:00pm. Doors open at 5:30pm for Registration.
- Welcome Committee-Laura Baker informed everyone that the New Owner and New Renters forms have been updated. She announced that there will be invitations sent out to new owners for a meet and greet coffee.

**Next Board Meeting**

- April 12, 2022, at 10:00 AM.

**XII. Adjourn**

- There being no further business to discuss, a motion was made by Butch Alderson to adjourn at 10:53 AM; Sharon Millard seconded, and the motion passed 3 – 0.

Respectfully submitted,

Date Approved: 5/10/2022

**Crystal Tomlin, LCAM**

Community Association Manager