

Mobile Manor Inc.  
Board Meeting Minutes  
Tuesday December 26, 2017

#### Call to Order

President Gilliland called the meeting to order at 2:05pm.

#### Roll Call

Present were President Bob Gilliland, Vice President Burchfield, Treasurer Holder, Secretary Huff, Director Lacourse, Director Gentry, and Director Womack. Office Manager Bonnie Gilliland was also present. Director Sims was absent.

#### Secretary's Report

A motion was made and duly seconded to accept the minutes from the November 28, 2017 board meeting. Motion carried.

#### Treasurer's Report

Treasurer Holder reported the account balance in MM Inc. is \$29,011.00 and \$8,594.00 in the reserve account. A check in the amount of \$2,500.00 from MM Water Inc. is anticipated by the end of the year. Treasurer Holder distributed a preliminary 2018 budget for the Board's review and discussion. The reserve fund has been earmarked for roads and the accountant puts unspent money in that fund. Currently the fund has \$15,006.33. and will still support the road repairs for Lantern Place, Torch Lane, and Candle Court. The projected repairs are estimated to cost \$8,314.00. Torch Terrace will have to be put on hold due to an access problem. The 2018 budget is based on 170 voting members. President Gilliland assigned Grounds to Directors Womack and Director Lacourse.

#### Communications

A discussion was held regarding an email sent to the Board. Director Gentry was concerned about harassment and or invasion of privacy issues with Brian and the cameras. She felt that Brian should have guidelines and other information regarding Florida laws. Brian has been told not to post pictures that may invade privacy. The Board sets his salary. A question was raised regarding Brian using his own phone and computer for security. Tim confirmed that he was not reimbursed for using those devices. Another issue raised was regarding the food cupboard. Kathy explained that no MM Inc. funds were given to the cupboard, however money for two turkeys was given from the "benevolent fund". A concern was also raised about the worship group and their use of the Community Center. There is a procedure for use of the Community Center, and it is found on the form used to reserve the space. These issues have caused angst in the community.

#### Unfinished Business

Vice President Burchfield provided a security update. He reported that some cameras need replaced. He reported that Paul Schmitt threatened to sue Brian if a camera pointing at his property is not removed. Director Sims was contacted and confirmed that Paul Schmitt has no legal standing. A

question was raised regarding whether Brian is covered under MM Inc. insurance. He is a contractor and is not covered. He will be put on the payroll as an employee for him to be covered under our insurance.

Secretary Huff reported the amendments to the Bylaws are complete. A discussion took place regarding a section that requires the President and or the Vice President to be fulltime residents. It was suggested the word should be changed to must with a clause that would allow a variance. President Gilliland stated that if the wording was not changed to must, he was withdrawing his name for President of MM Inc. The Park cannot be run from 1,500 miles away. Director Gentry expressed concern for oversight of the Water Co. President Gilliland expressed concern that as past President he would have to do the President's and Vice President's work during the summer if they are part time residents. Secretary Huff will confer with the Committee before making the change.

President Gilliland reported no one has come forward to lead the Social Club or to be responsible for the money collected. Vice President Burchfield will be meeting with Joan Housel to discuss Social Club activities for January.

Director Womack has not priced trees for West Park entrance planting project yet. Womack and Lacourse will work on this project.

#### New Business

Vice President Burchfield gave the Nominating Committee report. The committee consists of Ron Kirk, chairman, Kathleen Watson and himself. The current slate lists Bob Gilliland and Glenn Magill for President, Falk Ware for Vice President, Pauline Lacourse for Secretary, Kathy Holder for Treasurer and Rodney Waryasz for Director. When Pauline Lacourse resigns her Director position, the Board can appoint her replacement. Nominations will be taken from the floor at the January meeting.

Vice President Burchfield reported that Dave St. Andrew has completed work on the internet at the Community Center and at the office.

Secretary Huff reported she is waiting until the Nominating Committee has chosen the election commissioners prior to completing the application for a post office box.

Director Womack reported the need for some yield signs in the park. She will research locations where the signs are needed, and she will order the signs.

Office Manager Bonnie Gilliland reported there are currently 203 voting members.

#### Executive Session

#### Adjournment

A motion was made and duly seconded to adjourn the meeting at 3:45pm.