

BOARD OF DIRECTORS MINUTES
MOBILE MANOR Inc.
February 26 2014
2 PM

Present:

Pres. Ralph Schioppa, VP Bob Gilliland and Sec/Treas. Kathy Holder
Directors: Everett Carter, Rick Gillispie, Gene Confalone and Richard Griffith

Also Present: Bonnie Gilliland

President Schioppa called the meeting to order at 2 PM.

Secretary's Report

Mrs. Holder read the minutes of the January 28, 2014 Board Meeting, as there were no corrections the minutes will be filed.

Treasurer's Report

The balance as of February 26, 2014 is \$ 43,445.93 (Inc.)
\$ 1,552.56 (Reserve/Trust)

Unfinished Business

Office Upgrades

The upgrades are on track to be started later in the week.

Traffic Safety/Speed Issues

Mr. Schioppa, reported that additional speed signs will be purchased; two surveillance cameras are up and operating and he suggested two additional cameras be purchased at a cost of approximately \$300.

Fireball Lane Sealcoating

Mr. Schioppa reported that the work will be done on March 10th and 12th. He will arrange with the trash company an alternate to picking up garbage/recycling on those days. He will also speak with the mail carrier to use only one side of the road for deliveries.

Curb Appeal

Mr. Gilliland reported that he was in the process of obtaining an additional quote for the job.

Communications:

The Board had received a letter from Bob Martin requesting action on 4 items:

- Reconsideration of the Boards decision not to join SWFROC. Board agreed that their previous decision not to join was the correct one as Mobile Manor is a sub division and has different issues than the members of SWFROC.**
- Suggested the dirt stored behind the office, used for filling holes etc. be replaced. The Board agreed and Mr. Griffith will handle it.**

- Suggested the Board purchase a 2 hp impeller repair kit. Motion was made and duly seconded that the purchase be made. MOTION CARRIED
- Suggested only need 3 entrance signs. Board had already discussed that possibility.

NEW BUSINESS

By Laws: Mrs. Holder explained that she would review the By-laws changes at the Community Meeting and had prepared a ballot if one was needed. Mr. Confalone stated he had some changes he wanted to make but was informed that any changes after the distribution of the By-laws would require the process to begin again.

Part Time Membership: The Board discussed this briefly and agreed that it was not in the interest of all the paying members.

Updating of Office Grounds: Margaret Morrison has agreed to donate a flag pole for in front of the office. The pole will have a sensor light on top which will eliminate the need to have the flag to be lowered each day. Mrs. Holder reported she had spoken to Denise and the Garden Club had no problem with the Boards plan to revitalize the stone in the area. Mr. Gillispie stated that he would do that in the summer months.

Board Responsibilities:

The Board approved the following responsibilities for the members:

President: Ralph Schioppa first year of first term

Chairs Mobile Manor Inc. and Mobile Manor Water meetings, coordinates all legal issues
Serves on the By-law Committee

Insures Board is following By-Laws, State, County and Fire Regulations

V. President: Bob Gilliland first year of first term

Acts in the capacity of the President when the President cannot be contacted.

Manages Mobile Manor Water program including but not limited to LCHD, EPA and PSC

Oversee Street lighting issues

Treasurer Kathleen Thorpe-Holder

Prepares and is responsible for the annual budgets

Chairs annual audit Committee for Mobile Manor Inc. and Water

Reports financial information at meetings

Secretary Kathleen Thorpe-Holder

Prepares Board and Community Meeting Minutes

Prepares mail ballots if necessary, selects tellers and announces vote tally

Serves on By-laws Committee

Directors at Large

Gene Confalone second year of first term

Serves on By-Laws Committee

Rick Gillispie first year of first term

Oversees aluminum can recycling, liaison to Social Club and their activities

Everett Carter second year of first term

Oversees all contracts: assists with aluminum can recycling

Richard Griffith second year of first term

Oversees Maintenance of all buildings, pond, entrances and Walk Bridge

Oversees road and bridge repair and maintains supply inventory

Study Items

Street Lights

**The Board went into closed session to discuss Personnel Matters
Mr. Confalone will work on a common sense approach to handle non- paying members
attending functions.**

Meeting Adjourned at 3:45 PM

**Kathleen Thorpe-Holder
Secretary**