

**BOARD OF DIRECTORS MINUTES
MOBILE MANOR Inc.
JANUARY 27, 2015
2 PM**

Present:

**Pres. Bob Gilliland, Vice Pres. Richard Griffith and Sec/Treas. Kathy Holder
Directors: Tim Burchfield, Rick Gillispie and Butch Sims
Absent: Gene Confalone**

Also Present: Bonnie Gilliland and Past Pres. Ralph Schioppa

President Gilliland called the meeting to order at 2 PM.

Secretary's Report

Mr. Gillispie moved and it was duly seconded that the minutes of December 30, 2015 be approved as distributed

MOTION CARRIED

Treasurer's Report

**The balance as of December 31, 2014 is \$ 35,444. As of January 26, 2015, \$50,543.
\$ 4,198 (Reserve/Trust)**

Unfinished Business

Entrance Signs:

Mr. Griffith reported that Lee County has given final approval on the sign and the landscaping will begin. One of the old signs has been removed.

Mr. Sims distributed a copy of the Statute regarding Contracts and Directors conflict of interest. He also stated that there was no violation regarding the sign contract.

Road Improvements:

Mr. Griffith reported that the sealcoating of the East Park has been completed and only one resident was not pleased. There was discussion on speed limits and/or speed bumps.

This will be put on as a study item. It was agreed that a decision on this issue should be made prior to proceeding on future road improvements.

Community Center Security/Keys

Mrs. Holder said this matter had brought up at the Social Club meeting; she suggested that the Board attempt to find out who currently has keys. This will be put on as a study item to be discussed at the February Board meeting.

Communications:

Mrs. Holder read letter from a resident regarding her view of the Park, past and present. At her request it will be forwarded to Tim Burchfield for incorporation into the newsletter.

New Business

Report on Florida Statutes regarding Covenants and Roads

Mr. Sims gave a review of the Statutes regarding the procedures that would be required to attempt to place covenants on properties. He suggested appointing a Committee of two Board Members, two maintenance paying members and one nonpaying owner to gauge the feeling of the community on the issue. This will be listed as a study item.

Mr. Sims also reported that he had reviewed the issue of road ownership and determined that residents do own to the center of the road however there is a “granted easement” and therefore Mobile Manor can improve the roads.

Rental Participation Issue

This issue was again discussed without any resolution. It was suggested that it be discussed at the March Community Meeting. The manner of how to frame the discussion will be listed as a study item and discussed at the February Board meeting.

The meeting was adjourned at 2:50 pm

**Kathleen Thorpe-Holder
Secretary/Treasure**