

**BOARD OF DIRECTORS MINUTES  
MOBILE MANOR Inc.  
January 28 2014  
2 PM**

**Present:**

**Pres. Bob Martin, VP Ralph Schioppa, Sec/Treas. Kathy Holder  
Directors: Bob Gilliland, Rick Gillispie, Gene Confalone**

**Also Present: Bonnie Gilliland and Director Elect Griffith**

**After a prayer, President Martin opened the meeting**

**Secretary's Report**

**Mrs. Holder read the minutes of the December 17, 2013 Board Meeting, as there were no corrections the minutes will be filed.**

**Treasurer's Report**

**The balance as of January 17, 2014 is \$35,290.66 (Inc.)  
\$ 1,552.56 (Reserve/Trust)**

**Unfinished Business**

**Speed Issues**

**Mr. Schioppa stated he had met with the traffic engineer regarding what would be required to bring our street and signs into compliance. The bottom line; the cost estimate is \$3000/\$4000. Mr. Schioppa suggested (1) refreshing existing signs (2) two signs at the curves (3) two speed bumps on Mobile Manor property by the Community Center. He estimated the cost for those changes at \$800/\$1000. It was agreed to continue this matter as a study item and to proceed doing one step at a time.**

**Community Center Use**

**President Martin distributed the following proposal regarding Community Center Use:**

- 1. Maintenance payment is the requirement to use the "Community Center" and for wagering activities the participants must be over 18 years of age.**
- 2. Owners and renters may invite guests but for wagering activities (house guests only) are permitted.**
- 3. Church and Bible Study are exempt from these rules.**

**Ms. Holder moved and it was duly seconded that these rules be adopted.**

**MOTION CARRIED**

**It was agreed that the Social Club will determine the 50/50 status.**

**Communications**

**Mr. Confalone reported a resident had asked for clarification regarding owners who own more than one unit. The Board agreed that if the owner pays on one unit that permits that owner use of the Community Center as well as one vote.**

### **Paving Fireball Lane/Fireball Circle**

A resident of Fireball Lane has solicited quotes to have the road Seal coated. He then surveyed the residents many of whom agreed to pay a sum to have the work done. Mr. Gilliland moved and it was duly seconded that if the resident could secure payment from at least 12 of the non-paying residents, Mobile Manor would pay for the balance.  
**MOTION CARRIED**

It was also agreed to ask the contractor for a quote to repair the “dips” on the Circle.

### **Picnic Table Issues**

After a discussion regarding the movement of the table and the price to replace it. Mr. Gilliland moved and it was duly seconded that a table be purchased for Veterans Park, at a cost to Mobile Manor, not to exceed \$200. The resident agreed to pay an additional \$100 toward the table.  
**MOTION CARRIED**

Mr. Gillispie stated that Veterans Park should also have a flag and flag pole.

### **Street Light at Torch and Lantern**

Mr. Gilliland stated that Kitty Baxter had signed for the light years ago but had not been working for a long time and he suggested we add it to Mobile Manor’s account. Motion made by Mr. Gilliland and duly seconded, to add the light on the corner of Torch and Lantern added to the Mobile Manor account.  
**MOTION CARRIED**

### **OTHER**

#### **Resolving Personal Issues**

President Martin stated as this would be his last Board meeting he wanted to leave the following suggestions regarding resolving Personal Issues, with the Board.

1. Try to resolve the issue one on one.
2. If unresolved, bring before the entire board.
3. If still unresolved bring before the membership.

Ms. Holder moved and it was duly seconded that the Policy be adopted by the Board  
**MOTION CARRIED**

President Martin also gave an update on electrical problems in the park. It was stated that Federal Electrical panels from 1950 to 1990 have a history of breakers overheating and causing fires.

President Martin also reported that pond pump had been repaired and we now have spare parts available for the future.

### **Study Items**

**Curb Appeal**

Mr. Gilliland distributed quotes from the contractor for a total cost of \$13,450 for 5 entry signs. This will continue to be a study item as we obtain more information on breaking the proposal into the cost of individual signs.

**Office Upgrades**

Not yet begun.

**Meeting Adjourned at 3:30 PM**

**Kathleen Thorpe-Holder  
Secretary**