

**Mobile Manor Inc.**  
**Notes from Informational Meeting**  
**Thursday April 7, 2016**

191 Members in Good Standing-38 members required for a quorum, 35 in attendance-no quorum present

Call to Order-President Gilliland called the meeting to order at 2:30 pm.

Prayer and Pledge-Sonda Richardson gave the invocation.

Roll Call-Present: President Gilliland, Vice President Griffith, Treasurer Holder, Secretary Huff, Directors Burchfield, Lacourse, and Sims. Absent: Director Grogan

Secretary's Report Mrs. Huff read the minutes from the March 3, 2016 meeting.

Treasurer's Report-Ms. Holder reported the balances as of April 7, 2016 were as follows:

Mobile Manor Inc-\$45,749.00

Trust Account-\$6,698.00

Mobile Manor Water Inc-\$12,693.00

Mrs. Holder reported that recently a member questioned why \$5,000.00 was paid for security from the 2015 budget, when the security project was not voted on until 2016. Mrs. Holder explained that we did not. There was an error made when the security line was added to the budget in 2016. Mrs. Holder presented the corrected 2015 budget and told members that they received a copy of the corrected budget with today's agenda. The corrected budget will also be posted on the web site. Mrs. Holder reported that another member questioned how MM Inc could have spent over \$11,000.00 on grounds. On review Mrs. Holder identified a check to Hallmark Paving for the East Park and it was coded to the correct line item but posted in error by the accountant. She also identified a check to Jim Collingwood for roof repair that was also coded to the correct line item but posted in error by the accountant. She read a letter from the accounting firm that explained the error and how it was and will be corrected in the future. She explained how and when the budget is drafted, and further explained that it is prior to receiving the end of the year financials from the accounting firm. The budget is just a tool that the Board uses to look at and to determine what we expended and what we need to provide for the following year.

Mrs. Holder asked if there were any other budget questions. Mr. Gillispie raised an issue about the Water budget. He stated that he looked at the audit and the audit said there was a bank balance of 4,295.00, and the budget indicates Water lost \$4,000.00. He went on to say that if this was the case the bank balance would be zero, but instead shows \$4,600.00. He wanted to know how that can be. Mr. Gilliland commented that the center column of the budget does not include the actual expenditures. Mrs. Holder commented that Water is never in deficit. Mrs. Holder offered to get the

information and share it with Mr. Gillispie. Mr. Gillispie asked if we could provide a more accurate budget later in the year. Mr. Gillispie went on to say that he thought he was looking at actual figures and not fictitious ones. Mrs. Holder also commented that the Board has tried to have open Board meetings and make all information available to the membership. Mrs. Holder commented that she would post the end of the year P and L statement when it is received from the accountant. Mr. Pencherek asked who checks our accounts and was told that Van Davis is a certified public accounting firm. Van Davis provides us with monthly financial reports that are available for viewing at the office. Mr. Morrison questioned the line item for electric. He wanted to know how we spend \$13,000.00 a year for electric. Mrs. Holder explained that it includes street lights and electric for the buildings and signs. Mr. Gillispie referred to the audit and the check written for cash. Mrs. Holder explained that it was for \$1,376.00 to reimburse someone who made an anonymous donation. Mr. Sims explained the check was a gift with the condition attached to it and the condition subsequent was satisfied and the gift returned. He commented that by law non profits cannot release the names of its members or donors. Mr. Sims stated as a result of the audit there will be no more checks written for cash. Mr. Gillispie asked if it was true that Bonnie Gilliland received a \$3,000.00 bonus. Mrs. Holder said yes and referred to the by laws that gives the Board the authority to determine and regulate salaries. The payment was made to Bonnie in the regular payroll manner. The information was given to the accountant and it was paid out with the normal payroll deductions. She referred the membership to the line item for salaries where it indicates expenditures that exceeded the budget by \$2,700.00. Mr. Gillispie asked if the bonus fell under the \$2,000.00 limit for expenditures for projects in the bylaws. Mrs. Holder and Mr. Sims said that it did not. Mr. Gilliland explained that previously when a management company was hired, many members were upset that they did not have a say in the decision, however the Board had a right to do it under the bylaws. Mrs. Holder reported that there was a rumor about the 3 missing checks referred to in the audit. The missing checks were found. The checks cleared in 2014. The checks included a check to Van Davis, a check from MM Water to MM Inc for rent, and a check from MM Water to MM Inc for payroll. Mrs. Conyers took exception to a comment made by Mr. Gilliland regarding rumors. She commented that people should be able to ask questions and discuss matters openly in the meeting without making sarcastic remarks. Mr. Gilliland apologized.

Communications: Mr. Sims reported that the Board received a complaint on March 23, 2016, and the Board assigned the investigation to him. He conducted the investigation and had several interviews. As some of the complaint relates to MM Water, this is a matter of public record, and Mr. Sims reported the entire document will be posted on the web site. He read the 13 allegations, his findings and his recommendations. Again, the details of the complaint, investigation, findings and recommendations can be found on the MM web site. Mr. Pencherek had a comment regarding renters of non paying members participating at the community center. Mr. Sims replied that this issue along with some other issues will be discussed and referred to the bylaws committee. Mrs. Holder reported that she had an answer for Mr. Gillispie regarding Water. In the 2015 budget there no appropriation for the pump, but was paid for out of the 2015 budget. The cost of the pump was the difference in the budget. Mrs. Holder will respond to Mr. Gillispie by email. Mr. Gillispie asked why the by laws have not been changed regarding rental participation. Mrs. Huff reported that the Board has accumulated several issues that need to be considered in the amendment process and the Board only wants to amend the bylaws once. When we convene the bylaws committee the membership needs to come forward and serve on the committee. Mr. Gillispie asked if the recent dissolution of the Social Club Corporation will impact the bylaws. Mr. Sims commented that MM Social Club now falls under the bylaws of MM Inc. Mr. Gillispie quoted Mr. Gilliland from a previous meeting that indicated MM Inc. has no authority over whether the Social Club Board could be comprised of renters. Mr. Gillispie asked if that will change. Mr. Gilliland commented that he made the statement prior to

dissolving the Social Club Corporation and now they will have to comply with MM Inc. bylaws. Mr. Sims reiterated that we only want to change the bylaws once. Mr. Campigotto questioned the policy of requesting review of files 2 days in advance and having a Board member present. Mrs. Holder commented that the policy has been established.

Committee Reports:

Social Club-Judy Griffith, Vice President of the Social Club reported on the upcoming programs and activities for April. Mr. Lacourse asked if the Social Club will continue to hold meetings this summer. Mrs. Gilliland commented that they will hold activities, but she was uncertain about meetings.

Security-Mr. Burchfield reported that in the complaint Butch investigated there was a concern about Tyco Security. Mr. Burchfield reported that he looked at 30 security companies prior to selecting Tyco. The complaint included a comment that Tyco was not looked upon favorably by multiple law enforcement. Mr. Burchfield listed all Federal Court Buildings, over half of the Fortune 500 companies including 8 of the top 10 banks , two thirds of the world's busiest airports, and the Pentagon as some of Tyco's current accounts. They were also rated second by Security Distributing and Marketing Magazine.

Mr. Burchfield reported the Security project is halfway complete and the remainder is on hold until a power source can be identified. Mrs. Holder and Mr. Burchfield have a training session scheduled for the following day. Mr. Pencherek asked if there were three bids sought. Mr. Burchfield reported that he tried to secure three bids, but there were issues with the other two companies. He asked how long the contract was for. Mr. Burchfield reported we have a 5 year commitment. Mr. Gillispie asked if there was a monthly fee. Mrs. Holder commented that the total for one year is \$5,000.00.

Mr. Lacourse thanked the Board for the job they did this year.

The meeting ended at 3:40 pm

Note: After the meeting five members approached Mrs. Huff and volunteered for the bylaws committee.

Maureen Huff, Secretary