

Mobile Manor Community Meeting Minutes

Date: December 5, 2013

Location: Mobile Manor Community Center

Pres. Martin called the meeting to order at 2:35 PM

Present: President Bob Martin; Vice-President Ralph Schioppa

Secretary/Treasurer Kathy Holder

Directors: Rick Gillispie; Bob Gilliland; Raymond Pencherek, Gene Confalone

Bonnie Gilliland of Mobile Manor Inc. was also present

Ken Boylan offered an Invocation followed by the Pledge of Allegiance

President Martin announced that a quorum was present (39) and as of this date there are 194 paid members. (140 in April 2012)

Secretary's Report:

The minutes of the November 7, 2013 meeting were read and approved with the following correction. The water cooler mentioned was not new but cleaned.

By-Law Amendment Ballots.

Mr. Gillispie moved and it was duly seconded that the By-Law Amendment Ballots be destroyed.

Motion Carried

Treasurer's Report:

Kathy Holder reported that as of December 5, 2013 Bank Balances were as follows:

Mobile Manor Inc. \$31,979.46

Mobile Manor Water \$ 4,966.90

Ms. Holder read the following statement:

This Board made a commitment to you that we would always be upfront and honest and there is a situation that we must share with you.

When I had completed a draft of the 2014 budgets I sent them to our accountant for his input. After a couple of suggestions he said I see you have budgeted \$2500 in the Water Account as a payment on the \$20,000 loan, what about the other one? I said, what other one and was informed that there is an outstanding debt. He said as of 12/31 2012 the amount was approximately \$39,000 and the amount fluctuates .I immediately asked the other Board Members if they were aware of any loan/debt of

that magnitude from Inc. to Water. None had. I reviewed all Board and Community Meeting Minutes there was no mention of a loan except the \$20,000 (Feb. 2009) that was discussed at meetings. I called Hayden, they said they carried it over from Benson, which was all they knew. I then arranged to obtain all the Benson/Associa files.

There were 7 boxes, all were reviewed and we could find nothing that addressed the issue. No transfer of money occurred by check or deposit.

Let me assure you we do not believe there was any embezzlement of money.

The accountant has stated that the Board has a few options.

1. excuse the "obligation" which would have a large tax obligation for the Water Co.
2. set up a payment plan, which isn't feasible as the money never went from Inc. to Water except on paper.
3. List the current amount in the water budget as an "account payable" and list the same amount on Inc.'s budget as an "account receivable".

We believe option 3 is best, however before this board took such action we felt it necessary to inform you of the problem and our proposed action.

Mr. Gilliland stated that while reviewing the files the Board learned that the amount paid in legal fees since 2009 totaled \$135,821.73

Mrs. Holder stressed that the report was to document the accounting that was going to take place. She stressed that both Mobile Manor Inc. and Mobile Manor Water were in good financial condition.

Social Committee Report:

Bonnie Gilliland reported on the upcoming events which included a Christmas Dinner; New Year's Eve Dance; New Year's Day Dinner and Community Bake Sale. She stressed the need for volunteers for these and many other events.

Nominating Committee

Mrs. Holder, Chair of the Nominating Committee announced that the following people had agreed to serve on the Committee: Tim Burchfield, Judy Griffith and Bonnie Gilliland.

Motion was made and duly seconded to accept the members of the Nominating Committee.

Motion Carried

Mrs. Holder urges the members to make suggestions to the Nominating Committee regarding residents they feel would be good Board members.

Board of Directors Update:

Mobile Manor in transition:

Mrs. Holder stated that the transition was going well and she did not anticipate any problems.

Communications

President Martin reported that he had received a letter from an 88 yr. old resident concerning what she felt was a poor roof repair. The matter was resolved with the contractor and the resident's daughter.

New Business

Residents asked about the responsibility of clearing the brush in the canal and were told the homeowner owned to the center of the creek. Ms. Gilliland stated that she had the phone number of the responsible agency to be contacted for spraying.

Speeding in the Park

A discussion took place regarding ways to curtail the problem which included:

- More stop signs
- Speaking to your neighbors about their driving and urge them to slow down
- Installation of Speed Bumps
- Installation of "NO EXIT" signs at the Lamplighter Lane entrance

Vice President Schioppa has contacted the Sherriff's Department and there is a possibility of an agreement with them to patrol and issue summons in the park. The Board will continue to look at the options

There being no further business, the meeting adjourned at 3:10 PM

Kathleen Thorpe-Holder
Secretary