

Mobile Manor Inc.  
Community Meeting Minutes  
Thursday January 4, 2018  
188 Members in good standing  
38 needed for quorum-quorum was met

Call to Order: President Gilliland called the meeting to order at 2:30PM

Pledge and Invocation: The Pledge of Allegiance was followed by the invocation.

Roll Call: Present were President Gilliland, Treasurer Holder, Secretary Huff and Directors Lacourse, Womack and Gentry. Vice President Burchfield and Director Sims were absent.

Secretary's Report: Secretary Huff read the minutes from the December 7, 2017 meeting. A motion was made and duly seconded to accept the Secretary's report. Motion carried.

Treasurer's Report: Treasurer Holder reported the bank balances as of January 4, 2018 were as follows: Mobile Manor Inc. \$28,619.00, Mobile Manor reserve \$10,898.00 and Mobile Manor Water \$14,261.00. The increase in the reserve account is due to the \$2,500.00 loan repayment from Water Inc. The remaining balance on the Water Inc. \$20,000.00 loan is \$5,669.00. She read a statement that was reported to the membership in 2013 regarding a loan from MM Inc. to Water Inc. amounting to approximately \$39,000 that does not have documentation. After going through boxes of records and speaking with both former Park Management Companies no information was found. Treasurer Holder discussed the 2018 budget and reported the budget is based on 170 paying members. The budget will be in balance. The last five budgets have had a surplus. The following roads will be resurfaced with those surplus dollars: Amber Ave., Torch Lane, and Lantern Place (lower end) for a total of \$10,033.00. As soon as she receives the final expenses from the accountant, an audit will be scheduled. The audit will be open to all paying members. A motion was made and duly seconded to accept the Treasurer's report. Motion carried.

Communications: There were no communications.

Committee Reports:

Security-Brian Hahn gave the security report. As of December, some new camera systems have been purchased. Another trail camera is down in the East Park. He has a relationship with the Lee County Sheriff's office. He mentioned receiving a threat from a resident because of a camera facing his property. Brian is following the statutes and state law, and the resident does not have the right to remove the camera. He is interested in forming a Community Watch group. He also has a Community Watch face book page.

Bylaws-Secretary Huff explained the ballot and the voting procedures for amending the Bylaws. There were several questions and comments.

Nominating and Election Procedures- Secretary Huff introduced the nominating committee and announced the candidates. Secretary Huff moved the approval of the nominating committee's report. The motion was duly seconded, and the motion was carried. President Gilliland called for nominations from the floor. There were no nominations from the floor and a motion was made and duly seconded to close the nominations. Motion carried. The candidates were asked to speak. Secretary Huff explained the voting and balloting procedures to the members.

Welcome Committee-Karla Gentry reported that she and Pauline Lacourse have been visiting new owners and providing them with a welcome packet containing the phone directory, a map and other information for new owners.

Social Club-Rick Gillispie thanked everyone for their help and support during the month of December. Joan Housel is planning the January activities. Bob Gilliland reported that as of February non-paying members would no longer be able to attend events. This was discussed, and it was explained that the continuation of participation will be determined when the Bylaws are amended. Secretary Huff reported on the upcoming events for January. Carol Stevens asked what is being done to get the Social Club organized. Joan Housel volunteered to lead activities and is working on the January activities. Joan Housel spoke to the members about the January events and asked for volunteers to serve on the committee and to serve as treasurer. Charlene Womack volunteered to be the temporary treasurer.

Brenda Miller reported on the Helping Hands project. In four days she served 31 people from the Park. She is accepting donations.

Board of Director's Report: There was no additional information to report.

Unfinished Business: There was no unfinished business.

New Business:

Glenn McGill asked to make a motion to have the existing Board of Directors refrain from entering into any contracts between now and February 1, 2018. Treasurer Holder red information regarding a previous contract for the Office Manager. After discussion a motion was made for the Board to refrain from entering into any contracts between January 4<sup>th</sup> and February 1<sup>st</sup>. The motion was duly seconded. Motion carried.

Community Comments:

A comment was made as to why the Board would award a raise to the Office Manager when MM Inc. is losing money. Treasurer Holder explained the income and expenses have been reduced in the budget, and the budget is balanced. She reviewed a previous contract for Carol Julius with the members.

A question was raised regarding the number of paying members over previous years. President Gilliland told the members the number of paying member by month can be found in the minutes of the Community meetings. The minutes are in a notebook in the office.

A question was posed to President Gilliland about him stepping down if wording in one of the Bylaws amendments was not changed. President Gilliland said he was urged by some Board members to stay on. The President was accused of bullying the Board.

A comment was made that the members need to be informed when voting for the Board.

A comment was made regarding the broken window not being fixed. Richard Clem will be making the repairs.

Study Items: There were no study items.

Adjournment: A motion was made and duly seconded to adjourn the meeting at 3:40 PM.