

MOBILE MANOR

Minutes of Community Meeting

March 5, 2015

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

Prayer and Pledge: Wilma Gentry gave the Invocation

Roll Call:

Present: President Gilliland, Vice President Griffith, Treasurer Holder, Secretary Huff and Directors: Tim Burchfield, Pauline Lacourse, Butch Sims

Secretary's Report: Mrs. Holder read the minutes from the Annual Community Meeting of February 5, 2015. A motion was made and duly seconded that the Minutes be accepted as read. Motion Carried

Treasurers Report: Mrs. Holder reported that the balances in the accounts as of March 4, 2015 were:

Inc. \$ 53,183.

Water: \$ 3,228.

Reserve \$ 4,198.

A motion was made and duly seconded that the Treasurers report be accepted.

Motion Carried

Committee Reports:

Social Club: Nancy McGrath, Social Club President reviewed the events scheduled for the month. She also reported that \$1,612. was raised at the Rummage Sale.

Volunteer Committee: Mr. Burchfield, chairman reported that a committee is being formed to create a pool of volunteers the Park can call upon. There will also be sub committees that will help with fixed day to day operations such as Park security and welcoming new members. Mr. Burchfield reported Dee Saupp will represent the Social Club on the committee, and he is still looking for two more members to serve. Immediate action is needed for someone to maintain/monitor Park security cameras.

Board of Directors Update: Mrs. Holder gave the following report.

At the last meeting we agreed to put the rental participation issue to a vote at this membership meeting. We decided to set up an exploratory committee to determine

interest in pursuing the deed restriction/covenant issue. We moved the March Board meeting from March 24, 2015 to March 31st. We approved an expenditure of \$217. for Florida Rural Water which includes a onetime fee for membership and a cost of \$.30 per meter. We accepted the resignation of Rick Gillispie. No action was taken on the resignation of Ralph Schioppa as no formal resignation has been received.

Communications: There were no communications

Unfinished Business:

Rental Participation-Mr. Gilliland explained that Lou Heath will speak on behalf of the renters and Mrs. Holder will speak in opposition. Mr. Heath and Mrs. Holder presented information for why we should or should not allow renters to pay maintenance.

After they concluded their remarks, the membership was given the opportunity to speak. A member suggested renters could be invited to use the facilities as a guest and suggested the membership vote on renters using the facilities as a guest. Other members spoke against allowing renters to participate. A question was asked about voting rights if a renter pays. Mr. Sims stated that the by laws would have to be changed if we were to allow renters to pay, and he advised against it. A discussion took place regarding a current renter paying maintenance, and whether he or she has access to the facilities under the current bylaws. It was decided that the owner has the access not the renter. Social memberships were suggested. A vote on the single issue of renters paying maintenance became multiple issues and options with possible legal impact. Mrs. Holder recommended that it become a study item and to continue with the status quo.

A motion was made and duly seconded to make the issue a study item. An amendment was added to consider social membership.

Motion Carried.

Covenants and Deed Restrictions- Mr. Sims explained that the Board has been approached asked to look into deed restrictions. He explained that deed restrictions are avenues to restrict land use. The original deed restrictions for Mobile Manor are no longer valid. If Mobile Manor wants to become an HOA under 720, new deed restrictions would have to be developed according to all applicable laws. Mr. Sims will be forming an exploratory committee consisting of two Board Members, two Members in good standing and one non paying Member to serve on the committee and will initially determine whether a majority of the residents have an interest in reviving the deed restrictions. Mr. Sims told the Membership that this would not be immediate. There will be communication sent to all 300plus owners when the committee has been formed and the committee is moving forward.

Florida Rural Water- Mr. Gilliland reported that he and Mr. Griffith have met with FRW, and they will be bringing in the sonic testing equipment within the next three weeks to test for leaks in the East Park. The cost is \$.30 per meter. 1.5 million gallons of water

has been lost at \$3.84 per thousand. FRW thinks they can give us an estimate of the water loss. They will also send in engineers to decide whether we should replace the water pipes or lay new pipe beside the existing ones. Depending on the cost, we will have to determine what we can afford to do.

New Business:

Audit Report-Mrs. Holder presented the audit report. Accounting Firm Davis and Associates and Mrs. Gilliland were commended for their professionalism.

All went well and audit time was cut from 5 days to 3 hours.

Triangle Park-Mr. Gilliland reported that he is looking into the electric at Triangle Park. Two electricians' bids will be sought. He shared the idea of the musicians using the park. Parking on or near water lines has been an issue when the group gets together. Mr. Gilliland asked if there were any objections and there were none.

Community Comments-

Mr. Gillispie had some questions and asked to have a time during the meeting to talk about community issues. Mr. Martin stated that community comments should be on the agenda under new business.

Mr. Boylan brought up the issue of speeding in the park. Mr. Gilliland reminded the membership that the issue of speeding was brought up previously and speed bumps were voted down.

Mr. Gillispie asked for the current number of members in good standing. Mrs. Gilliland reported there are currently 176 paying maintenance. Mrs. Holder expressed her concern about those who have decided to stop and those who may stop paying maintenance.

Mr. Gillispie asked about the progress with the new sign. Mr. Griffith reported that he needs volunteers to help complete the project.

The meeting was adjourned at 3:52 PM.