

Mobile Manor Inc.

Community Meeting

Thursday March 2, 2017

162 members in good standing-a quorum was present

Call to Order: Vice President Burchfield called the meeting to order at 2:30 P.M.

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

Prayer and Pledge: Sonda Richardson gave the invocation following the Pledge of Allegiance.

Secretary's Report:

Secretary Huff read the minutes of the Annual Community Meeting from February 2, 2017 informational meeting. A motion was made and duly seconded to approve the minutes. Motion carried.

Treasurer's Report:

Treasurer Holder reported the balance in the Mobile Manor Inc. account is \$44,823.00 and \$9,198.00 in the reserve account. The balance in Mobile Manor Water is \$11.053.00.

Treasurer Holder presented the 2016 Audit report. She reported that the audit went well, and there were no recommendations or corrective actions. A motion was made and duly seconded to approve the 2016 Audit report. Motion carried.

Treasurer Holder presented the 2017 Financial Report. She reported that for the first time since 2013 she did not have a good report. The budget was based on 195 members in good standing which is the same number used for the last few years. In the past, we have exceeded that number, which provided funds for road upgrades and some beautification of the community. As of March 2nd, the number of members in good standing has dropped by 40 members resulting in a loss of revenue of \$13,440.00. The loss in revenue will negatively impact any plans for road repairs this year. Those funds will not be authorized. Tree trimming will be

monitored closely. Treasurer Holder apologized to those who faithfully pay and told them they will be impacted by decisions of their neighbors. She will reconsider road upgrades if membership numbers improve. A discussion followed and questions were raised regarding why people have stopped paying. Treasurer Holder told the members that the Board is working to find out why.

Communications:

Vice President Burchfield read an anonymous letter that was addressed to the Board of Directors. The letter stated the following: the Board is being run by people who are not qualified now and in the past, board members are robots, Bonnie Gilliland is highly overpaid for a position she is not qualified for and she gets bonuses for misrepresenting maintenance fees, roads are to maintained by homeowners, rules are not being enforced road maintenance and creek maintenance and too many under 55, boats and trucks are parked in yards, misuse of funds, all residents should have a say in certain areas such as security, the Social Club is a joke and activities are non-existent, and lies, misspending, and no rules are enforced.

Committee Reports:

Bylaws Committee-Secretary Huff reported the Bylaws Committee has continued to meet and review issues that need to be considered and possibly integrated into the Bylaws. The Committee does not plan to have a draft of the proposed amendments until next season. The next meeting will take place on March 6, 2017.

Social Club-President Conyers called for volunteers to help with the sale and outlined the work schedule for the next couple of days. He also announced the upcoming breakfast. Treasurer Conyers announced upcoming March activities. She also encouraged everyone to participate in the Rummage and Bake sale. She also asked for cleanup volunteers for the NE/Canadian breakfast. She also announced the St Patrick's dance. President Conyers thanked the Penchereks for their large donation of household goods to the Rummage sale.

Board of Directors' Report:

Secretary Huff reported that at the last meeting a concern was raised regarding a light in the East Park that was not working. The light did not belong to Mobile Manor. President Gilliland contacted Lee County Electric and had the light added to our streetlights. The light is now working.

Unfinished Business:

Vice President Burchfield reported on the security cameras. Most of the equipment has been purchased. We are waiting on some more equipment and the cameras will be installed shortly. We will evaluate how the cameras are working and if all goes well, we will purchase additional equipment later on in the year. Six hundred and forty-seven dollars out of the \$3,000.00 budgeted has been spent.

New Business:

There was no new business.

Community Comments:

Debbie Burchfield reminded the members that raffle tickets for a year of maintenance are still available.

Falk Ware asked who was responsible for cleaning out the canal. Treasurer Holder explained that Lee County was willing to clean it out, but the property owners across Bayshore road have refused to allow them to do so. Owners of property on the canal are responsible for any clean up.