

**Mobile Manor Inc.**  
**Community Meeting Minutes**  
**Thursday March 3, 2016**

185 Members in Good Standing-37 members required for a quorum. A quorum was present

The members were reminded that there is one voting card for each property and to silence their cell phones.

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

Prayer and Pledge-Carla Gentry gave the invocation.

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

Secretary's Report: Mrs. Huff read the minutes from the February 4, 2016 meeting. A motion was made and duly seconded to accept the Secretary's report. Motion carried.

Treasurer's Report-Ms. Holder reported the balances as of March 3, 2016 were as follows:

Mobile Manor Inc-\$47,406.00

Trust Account-\$6,698.00

Mobile Manor Water Inc-\$7,400.00

Mrs. Holder thanked Roger Gatskill, Carl Thom and Richard Euric for the repairs at the Shuffleboard Court. Mobile Manor Inc. was happy to pay for the needed supplies. Mobile Manor is not in a position to pay to have the Shuffleboard brought up to "specs". If there is an interest, there may be some discussion next year as to where money might come from to upgrade the courts.

Audit Report: Mrs. Holder reported the 2015 audit was open to the membership to observe the process. Two members sat in. Mrs. Holder thanked the audit committee comprised of Paul White, Pauline Lacourse, Butch Sims and Tim Burchfield. Mrs. Holder read the 2015 Audit Committee Report. A copy of the Report will be on file and will be available for review. A motion was made and duly seconded to accept the Report. Motion carried.

Committee Reports:

Social Club-Nancy McGrath reported on the upcoming programs and activities for March that included the upcoming rummage and bake sale, the Tea and the Ice Cream Social. The Easter potluck has been cancelled. Linda W. won the TV.

### Board of Directors Update:

The Board authorized Mr. Gilliland and Mrs. Holder to sign the contracts with Tyco Security for 2016.

Mr. Gilliland asked Mr. Burchfield to report on the status of the Security project. Mr. Burchfield reported that there have been some trucks from Tyco in the Park. We will have a control center and will begin a network of cameras. It will be a small number to start, but hopes to expand as funding is available. There will be signs placed throughout the Park. There will be limited information on the cameras. If the word gets out that we have camera surveillance, it will hopefully act as a deterrent. If events do take place, we will be able to review the tapes and aid authorities. A member asked if there will be cameras in the East Park. Mr. Burchfield commented that the East Park is not included at this time as is a good portion of the West Park. A member asked if the camera in the Community Center would be activated. Mr. Burchfield explained that the camera in the clubhouse as well as the other original cameras that are in storage would have to be done independently from the Tyco Security. A member asked how often the Tyco camera tapes are recycled. Mrs. Holder commented that she could not recall the exact time frame, but she will get the information and report back. Mr. Burchfield reported that he and Mr. Sims is looking into a vehicle patrol service. Mr. Gilliland commented that he will recommend to the Board that the East Park be included in any security expansion next year.

Mr. Gilliland reported that over the last 9 months he has been in contact with Natural Resources and the Commissioner's office regarding Indian Creek. He read the latest communication that indicated property owners have refused to allow the removal of vegetation. The dredging of the creek in Mobile Manor continues to be listed as a community improvement project but has not been approved. Mr. Gilliland will keep everyone updated.

The Board discussed the voting cards for meetings. It was decided that members would be reminded at each meeting that there is one vote per property.

Mr. Gilliland reported the notice for application for a water rate increase of 1.29% was sent to Tallahassee and would be included in this month's water bills. He expects to have water usage soon to see how much water has been lost this year.

### Unfinished Business

Triangle Park: Mr. Gilliland reported that as soon as the water drops below 2 feet, they will be able to install the water line. The water is currently at 16 inches.

Sonar Testing West Park: Mr. Gilliland reported that he is waiting for a date and expects it within the next few weeks. Once testing has started it will take a couple of days.

New Business: There was no new business.

### Study Items:

Deed Restrictions: Mr. Sims thanked everyone for their participation in the survey, and he thanked the committee. He reported there were 275 surveys distributed, and 81 were returned. Issue 1 garnered 26, issue 2 garnered 25 and issue 3 garnered 30. Due to the lack of response and the survey results, a motion was made and duly seconded to table the issue of Deed Restrictions and but to keep the committee commissioned to recall them if the issue arise. Mr. Sims was asked if people not belonging to the association would have to join the HOA. Mr. Sims said that they would not.

Community Comments:

Rick Gillispie asked about keys and building security and if the locks were going to be changed. Rick asked who they should call if they want to play shuffleboard. Mrs. Holder commented that keys have been an issue when he was on the Board and Mrs. Holder has continued to monitor who has keys. Mrs. Holder said that she never considered Mr. Gillispie a security risk as he had stated in an email. Mr. Gillispie reported that there are a lot of people with keys to the building, kitchen and shuffleboard shed, but was not willing to identify who he was referring to. Mr. Gillispie asked again about accessing the shuffle board shed and Mr. Burchfield referred him to Dee Saupp or Nancy McGrath. Mr. Gillispie also thanked those responsible for repairing the courts. Paul Magill commented that he used to use the shuffleboard court but stopped because of the condition of the courts. Mr. Gilliland said that shuffleboard participation would determine whether funding would be considered for major repairs.

Paul Lacourse reported that there was a group in a white vehicle going through the Park offering to paint driveways. Two women here in the Park have had issues with them. Mr. Lacourse was strongly urged to contact the police.

The meeting was adjourned at 3:19.

Maureen Huff, Secretary