

**MINUTES OF A MEETING OF  
THE BOARD OF DIRECTORS OF  
MOBILE MANOR INC. AND MOBILE MANOR WATER CO. INC.  
HELD AT THE COMMUNITY CENTER  
November 29, 2023 at 2:30 p.m.**

**PRESENT:** Kim Wojtanowski, Karen Dennis, Randy Carson, Wayne Ryan, Linda Wotherspoon, Bill Wotherspoon, Dave Field, Pamela Hall (by telephone)

**Appointment of Pam Hall, as Director**

Linda Wotherspoon moved, seconded by Karen Dennis that Pam Hall, be appointed a Director of the Board. Motion passed.

**New Director to fill vacancy**

Kim Wojtanowski reminded the Board that there is still one opening on the Board.

**Secretary's Report**

Linda Wotherspoon referred to the minutes of the November 2<sup>nd</sup>, 2023 Special Meeting and confirmed that the Board had previously approved the minutes by e-mail and that the minutes had been posted on the website. Karen Dennis moved, seconded by Dave Field that the minutes of the November 2<sup>nd</sup>, 2023 Special Meeting be approved. Motion passed.

**Treasurer's Report**

Wayne Ryan referred to his report as at October 31, 2023 and advised of the following balances:

Mobile Manor Checking	\$11,572.19
Mobile Manor Savings	\$41,430.78 (includes Hurricane Insurance funds)
Mobile Manor Water Checking	\$16,882.28
Mobile Manor Water Savings	\$ 506.65
Mobile Manor Water Replacement	\$ 1,000.00
Mobile Manor Social Club	\$ 3,012.99

Kim Wojtanowski moved, seconded by Karen Dennis to accept the Treasurer's Report. Motion passed.

Wayne Ryan confirmed that we are not a Not for Profit Corporation and he will continue discussions with Mobile Manor accountants.

**Clubhouse Security**

A discussion ensued regarding card readers for the main door of the clubhouse. Linda Wotherspoon will look into quotes for card reader systems.

### **Clubhouse Signage**

Dave Field agreed to build a new sign for outside the Clubhouse. Wayne Ryan agreed to help Dave Field with the material.

### **Clubhouse Generator Protocol**

Dave Field advised that Mobile Manor needs more people to know how to operate the generator. A discussion ensued regarding labeling the items that can be run off of the generator. Randy Carson agreed to look after this project.

### **TMobile Fiber Optic Internet**

Kim Wojtanowski referred to a Service Agreement provided by Tillman Fiber regarding the installation of fiber optic. It was agreed to table this item and add to the Community Meeting Agenda.

### **Cell Carrier to erect mono pole**

Randy Carson explained the options of the mono poles. Kim Wojtanowski asked Randy Carson to look into the pricing and obtain further information. This item is tabled to the next Board Meeting.

### **Shuffle Board Court**

A discussion ensued regarding the existing shuffle board courts and what could be done with them. Kim Wojtanowski advised that she received a quote for cement to fill in the trenches at a price of \$1,200. It was agreed that this item be tabled and add it to the Community Agenda.

### **Clubhouse Pool Table**

Karen Dennis advised that she had called two companies to obtain quotes on replacing felt and bumpers. Linda Wotherspoon moved that Karen Dennis go ahead with the replacement parts. Seconded by Dave Field. A discussion ensued regarding the costs. Linda Wotherspoon amended the motion that Karen Dennis go ahead with the replacement parts with the cost not to exceed \$1,200. Kim Wojtanowski seconded the amended motion. Motion passed.

### **Neighbourhood Watch Program**

A discussion ensued and it was agreed that this program would not be pursued at this time.

### **Office Bathroom Flooring**

Kim Wojtanowski advised that the office bathroom floor needs to be replaced. Wayne Ryan agreed to look into this project and spend up to \$400 for material.

### **Freezer Donation**

Kim Wojtanowski advised that she had received an offer of a freezer donation for the clubhouse. A discussion ensued and it was agreed that the Clubhouse does not require the freezer.

### **Locks on Fridge**

It was agreed that locks be placed on the Social Club's fridge. Dave Field offered to supply the locks.

### **Water Replacement System**

Bill Wotherspoon provided a report and advised that the project was on schedule. Bill advised that software training will be required for those involved in the management and maintenance of the new water system. Kim Wojtanowski, Wayne Ryan, Bill Wotherspoon and Randy Carson have agreed to being trained on the new water system software. Bill will speak to Pauline Lacourse and Larry Wetsel to confirm their participation in the software training.

Dave Field moved to adjourn the meeting, seconded by Kim Wojtanowski. Motion passed.