

**MINUTES OF A COMMUNITY MEETING OF
MOBILE MANOR INC. AND MOBILE MANOR WATER CO. INC.
HELD AT THE COMMUNITY CENTER
FEBRUARY 1, 2024, 2:30 p.m.**

PRESENT: Kim Wojtanowski, Dave Field, Karen Dennis, Linda Wotherspoon, Bill Wotherspoon, Pamela Hall, Wayne Ryan

ABSENT: Randy Carson, Tony Dennis

There were 19 members present at the meeting.

Secretary's Report

Linda Wotherspoon provided a report and advised that the minutes of the Community Meeting held January 4, 2024 have been posted on the Mobile Manor website and in the office.

Treasurer's Report

Wayne Ryan provided the Treasurer's Report, and provided the following bank balances as at December 31, 2023:

Mobile Manor Checking Account	\$5,210.40
Mobile Manor Savings Account	\$41,199.58(Hurricane funds)
Mobile Manor Water Checking Account	\$11,336.94
Mobile Manor Water Savings Account	\$ 1,510.85
Mobile Manor Water Checking/Savings Account	\$ 1,000.00
Social Club	\$ 3,545.33

Wayne Ryan advised that he is working on the 2024 draft Budget and that it would be available for review in the office on Monday, February 5, 2024. Wayne Ryan explained why there was a large difference in the water account year over year from December 2022 compared to December 2023. He advised that although, 1,800 units were paid for, only 2/3rd of that amount were actually billed. This could be related to water leaks causing a loss in revenue. Wayne Ryan advised that this should be corrected by the new water system.

Wayne advised that the electric bill for the clubhouse is approximately \$800 per month and this could be caused by the failing air conditioner units.

Dee Hickman moved to accept the Secretary's and Treasurer's Reports, seconded by Paul Lacourse. Motion passed.

Clubhouse Access Cards

Linda Wotherspoon presented a report regarding the Clubhouse Access Cards. She advised that paying members' names are currently being added to the system and once all names have been inputted, access cards will be available. Linda advised that there would be dates and times posted to obtain an access card and to fill out the access card information form. She also advised that there would

be panic bars installed on the kitchen and back door and a storeroom handle would be placed on the main entrance to the clubhouse. There would be no access from outside the clubhouse without an access card.

Pamela Hall referred to the access card information form, access card rules and clubhouse rules and regulations.

Delinquent Water Bill Insert

Bill Wotherspoon advised that the procedure for delinquent water bills would be on the back of the water bills.

Lighting at the Entrance to Mobile Manor

Dave Field advised that Mobile Manor had purchased two solar lights to be installed at the entrance. Such lights would be permanently attached to the crossroad where the previous lights were.

Road Potholes

Kim Wojtanowski advised that Mike Hall was filling in the road potholes. Mike advised that filling in the potholes had been completed. Kudos from the Board and the Community were given to Mike Hall for his work.

Water System Update

Bill Wotherspoon advised that the project is on schedule for a tentative completion date of March 15th.

He advised that the water to Triangle Park will be done and a change order has been approved for this work.

Dave Field moved to adjourn the meeting. Seconded by Dee Hickman. Motion passed.