

**MINUTES OF A COMMUNITY MEETING OF
MOBILE MANOR INC. AND MOBILE MANOR WATER CO. INC.
HELD AT THE COMMUNITY CENTER
MARCH 7, 2024,2:30 p.m.**

PRESENT: Kim Wojtanowski, Dave Field, Karen Dennis, Tony Dennis, Pamela Hall, Wayne Ryan
Linda Wotherspoon (by zoom), Bill Wotherspoon (by zoom)

There were 26 members present at the meeting.

Secretary's Report

Linda Wotherspoon provided a report and advised that the minutes of the Community Meeting held February 1, 2024 have been approved by the Board and 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 January 31, 2024:

Mobile Manor Checking Account	\$7,228.73
Mobile Manor Savings Account	\$41,199.58(Hurricane funds)
Mobile Manor Water Checking Account	\$ 7,697.94
Mobile Manor Water Savings Account	\$ 2,514.58
Mobile Manor Water Checking/Savings Account	\$ 1,000.00
Social Club	\$ 3,545.33

Karen Dennis moved to accept the Secretary's and Treasurer's Reports, seconded by Dave Field. Motion passed.

Clubhouse Access Cards

Karen Dennis and Pamela Hall advised that they are working on issuing cards to members and if any member wishes to have a card, e-mail Karen and/or Pam and they will meet you at the clubhouse.

Hiring a Lawyer

Kim Wojtanowski advised that some of the Board members had met with a lawyer to discuss Mobile Manor's situation regarding a not for profit and/or for profit corporation. A member asked if Mobile Manor could get the "55 and over" rules back. Kim advised that she believes it would require 100% vote to achieve this; however, she would discuss this with the lawyer further and ascertain what the percentage needs to be.

Point of Sale Machine for payment of Maintenance Fees and Water Bills

Kim Wojtanowski advised that she had researched point of sale machines with three vendors. This would allow everyone to pay their maintenance fees and/or water bills at the office using a debit or credit card. A discussion ensued with the community. There was a majority vote from the members to pursue this matter further. Kim Wojtanowski advised that the Company, Square, was the cheapest at a rate of 0.26%

Painting of Clubhouse

Kim Wojtanowski advised that the clubhouse had been power washed and that Tony Dennis has a paint sprayer and has agreed to paint the clubhouse white with blue trim. There was a majority vote from the members to proceed with the painting.

Randy Carson Remaining on the Board

Kim Wojtanowski advised that Randy Carson has paid his maintenance fees and asked the Community if he could be back on the Board. It was agreed by the Community that Randy Carson would be reinstated as a Director at the next Board meeting in March, 2024.

Water System Update

Bill Wotherspoon provided a report on the water system. He advised that the project is on schedule. There has been no price adjustment to the contract amount and the tentative completion date is mid March. There was a discussion regarding the number of residents requiring an upgrade from the meter to their house which will be handled as a stand alone project outside the project. ADS will advise of the total number of residents requiring such an upgrade at the time of completion.

Other Business

Kim Wojtanowski advised that renovations were being done to make the Mobile Manor Office ADA compliant. She also advised that the Board is researching whether to purchase a lift and/or ramp.

Kim Wojtanowski also advised that the Board is seeking a part-time person to assist Pauline in the office during the hours of 12:00 noon to 6:00 p.m., Monday, Wednesday and Friday. She advised that the Board is currently accepting resumes.

A community member suggested that the Mobile Manor Water Company sign, which is currently inside the office, be brought to the outside of the office. Dave Field agreed to move the sign outside.

MSTBU

There was a discussion and questions from the Board regarding the members of the MSTBU Committee. Paul Lacourse advised that he and Chuck Mashburn are meeting with Josh from the County as to the timing and planning of the project. Paul Lacourse advised that he does not know who the five committee members are. Kim Wojtanowski advised Paul Lacourse and the community that she and the Board want answers regarding the Committee and wants an update provided to the Community at the Community Meetings. There was a majority vote to have this update as a standing item on the Community Meeting Agenda each month.

Kim Wojtanowski advised that concrete will be pumped into the shuffleboard ditches at a cost of \$1,295.00. A discussion ensued regarding keeping the shuffleboard or having pickle ball courts. It was agreed that all sports equipment would be relocated from the shed to the library.

The meeting then adjourned.