

Mobile Manor Inc./Mobile Manor Water Co. Inc.

Community Meeting

February 4, 2021

The meeting was called to order by Paul Lacourse, President, at 2:30 PM. The Pledge was said and an invocation prayer and Remembrance of Community Members we have lost was said by Debbie Kochany.

Roll call: Paul Lacourse, President; Paul Lacourse, Acting Vice President; Paul Lacourse, Acting Treasurer; Nancy McGrath, Secretary; Charles Morris, Director; Ray Kurowski, Director; Bill Wotherspoon, Director(by phone)

Treasurer's Report: Paul Lacourse, acting treasurer gave the following balances in our accounts:

Mobile Manor, Inc.- \$27,137.91

Mobile Manor Water Company-\$17,916.61

Mobile Manor Savings-\$14,056.66

Secretary: Nancy McGrath read the minutes of the community on January 7, 2021. Motion to accept the minutes as read was made by Debra Kochany. Charlene Womack seconded.

Paul reported that many people are not paying their maintenance on time. 220 people are not paying maintenance. Many people are paying only on a monthly basis. This is a loss of \$6160. We need to do something to encourage more people to pay maintenance.

Pond Pump repair has been tabled due to unforeseen circumstances.

Two new committees are being formed. Ray Kurowski is the committee chairperson for the drug awareness committee. On this note, the residents of our park need to aware of what is going on around them. If you see something, take a picture and call the non-emergency number. Examples are kids who walk in our park with back-packs but don't live here, take a picture. Cars coming in the middle of the night, get a plate number if you can. An unusual amount of cars are parked at one place, make note of it and take pictures. We want to take our park back and these suggestions will be in the upcoming water bills as a newsletter.

Street lighting: Charlene Womack is chairperson of the lighting committee. We need to expand our exterior lighting at the office. One suggestion is solar lighting which isn't as bright. Another is motion lighting which is brighter. There is also a lighting issue at the entrance to Lamplighter Ave. There is a vacant trailer there right now that is being used as a haven for druggies because it is so dark. We need to put some lighting on that corner. Druggies and their suppliers don't like to be seen and recognized. If there any concerns about dark corners with little or no lighting, please contact the office or Charlene and it will be addressed. Lighting is needed for the flag pole. Charlene checked that light and it is not working.

Lighting for the Footbridge is under director Charles Morris. There is hard wire for the footbridge but right now it is not working.

Lighting at the front of the park is not good. Falk reminded us that it is just a matter of replacing the bulbs. The lights at the sign are not working and should be looked into. Mobile Manor sign should always be well lighted. Lights are needed there. Falk was asked to compose a report to Charles Morris.

Use the word preferred age on our signs because we can't claim to be a 55+ community.

Paul reminded those in attendance that should use the community center a lot more. Our residents play cards, use the pool table, get books from the library, and use it for personal use. If anyone wants to use for personal use, contact the office to make sure it is available. The super bowl is coming up. If some wants to use for that, they are welcome to. We have a large TV that works and we get most channels. ALL WE ASK IS THAT YOU CLEAN UP AFTER YOURSELVES.

We need medical equipment donations for our residents. If you see something someone is getting rid of I will pick it up and make it available to those who need it.

The shuffle board will be cleaned and maintained for use.

Our aluminum can collection is ending. We will no longer be collecting cans because it is not financially worth it.

We need to make use of our old speed bumps. We could use them along the road edge on corner properties. They are NOT to be used in the road. They can be used ONLY as a property edge on the grass. Contact the office for details.

There are Board openings of Vice-President, Treasurer, and Directors. Please contact the office for applications.

John Horan has been named our parliamentarian.

MOBILE MANOR WATER COMPANY

Bill Wotherspoon and John Horan are Chairpersons for our water project. John and I have been working closely on the this project. Nothing has changed. We are proceeding as planned. There will be an internal meeting on February 10 to establish Mobile Manor priority on the Grant Loan Process.

Information from the random survey done in the park, emissions of our current water system, and emergency repairs over the last four (4) years will be evaluated. Also discussed will be our water revenues generated by Mobile Manor, over all water usage on an annual basis, financial ability authenticated revenues of Manor Water to repay the loan. Priority will be stepped up based on all that information.

Next month, a complete review of the information and our application will move forward. The following month, loan agreements, etc., will move forward setting the next priority for us. After that, our loan application goes for review. The following month, we get into loan agreements.

Any questions being raised and or sent are being captured and evaluated. As those details come in, they are being funneled to Sterling's office. In April, when these details are being finalized for evaluation, we will be looking to advertise for pre-qualified contractors who will be bidding to do the work.

In May and June, work will start to roll.