

MOBILE MANOR INC./MOBILE WATER CO.
BOARD MINUTES
MAY 23, 2019

CALL TO ORDER: PRESIDENT WARE CALL THE MEETING TO ORDER AT 7 PM

ROLL CALL: PRESIDENT FALK WARE, VP RODNEY WARYASZ, TREASURER HELEN GILLISPIE, SECRETARY PAULINE LACOURSE, DIRECTORS AT LARGE BEVERLY BOYLAN, SONDRHA HALE AND ON THE PHONE WAS KEN DOOLIN AND JOHN HORAN

TREASURER REPORT:

HELEN GILLISPIE GAVE THE ACCOUNT BALANCES, MOBILE MANOR INC. IS \$40,661.30, MOBILE MANOR INC SAVING IS \$14,054.54 AND MOBILE MANOR WATER CO. IS \$32,399.65 THERE ARE 156 PAYERS BUT ACTUAL PAID UP TO DATE IS 132 WHICH IS WAY OFF THE 170 THAT THE BUDGET WAS PREPARE ON. JOAN HOUSEL IS SENDING 24 LETTERS ASKING THE MEMBERS TO BRING THEIR MAINTENANCE UP TO DATE.

HELEN GILLISPIE HAD RICK GILLISPIE GIVE WHAT OUR BUDGET WOULD LOOK LIKE IF WE REFUNDED MONEY TO THE PAYERS FOR THE ROAD REPAIRS. IF WE HAD 170 PAYERS THE BALANCE AFTER THE REFUND WOULD BE EVEN, IF WE HAD 156 PAYERS WE WOULD BE IN THE RED. WE NEED TO GET MORE PEOPLE TO PAY THEIR MAINTENANCE SO WE CAN MAINTAIN OUR NORMAL EXPENSES.

NEW BUSINESS:

BEVERLY BOYLAN ASKED FOR A SECURITY UPDATE, FALK WARE SAID THAT WE HAD TO GET IN TOUCH WITH STEVE COMBS TO GET THE PASSWORD FOR SECURITY ON THE COMPUTER. RODNEY WARYASZ SAID HE WOULD CALL STEVE. WE DO HAVE SOME SECURITY CAMERA TO BE PUT UP, PAULINE LACOURSE SUGGESTED THAT WE PUT THOSE CAMERAS UP ASAP.

BEVERLY BOYLAN REMARKED THAT WE HAVE NO LIGHTS AT THE PICNIC TABLE AND THE WALKWAY TO THE CLUBHOUSE AFTER DARK. HELEN GILLISPIE MENTIONED THAT WE DO HAVE A MOTION LIGHT AT THE CLUBHOUSE DOORS.

WE HAVE A VOLUNTEER THAT OFFERED TO FIX THE LIGHTS ON THE WALKING BRIDGE, WE ALSO HAVE ELECTRICITY ON THE BRIDGE.

RODNEY OBSERVED THAT THE PUMPS KEEP GOING ON AND HE HAS BEEN SHUTTING IT OFF. HE DOESN'T KNOW WHO IS PUTTING IT ON. SOME SUGGESTION WERE TO PUT A LOCK BOX ON THE PUMP OR ADD A RELAY TO PUT IT ON AND OFF. THE PUMP DOES NOT ALWAYS HAVE TO BE ON.

BEVERLY BOYLAN ASKED WHAT IS BEING DONE FOR THE TERMITES IN THE OFFICE. WE HAVE HAD TWO PEST CONTROL COMPANY COME CHECK IT OUT. ONE SAID THERE WERE NO TERMITES AND THE OTHER SAID YES THERE WERE. WE ARE CALLING ONE OTHER COMPANY TO LET US KNOW WHAT THEY THINK.

BEVERLY BOYLAN TOLD THE BOARD THAT SHE HAD AN ITEMIZED FIGURE ON THE COST OF OUR LANDSCAPING. SHE ASKED IF WE CAN SET UP A BUDGET FOR ALL THE SIGN REPAIRS/PAINTING. HELEN

GILLISPIE MADE A MOTION TO SET A BUDGET OF \$100 TO \$125 FOR THE REPAIRS. PAULINE LACOURSE 2ND THE MOTION AND A VOTE WAS TAKEN AND IT WAS UNANIMOUS SO THE MOTION WAS CARRIED.

BEVERLY BOYLAN MENTIONED THAT SHE SET UP A TENTATIVE MEETING WITH THE SHERIFF DEPARTMENT TO HAVE SOMEONE COME TO OUR CLUBHOUSE ON JUNE 22, 2019 AFTER COFFEE & DONUTS.

BEVERLY BOYLAN MOTIONED TO APPOINT NANCY MCGRATH TO THE OPEN SEAT OF DIRECTOR AND HELEN GILLISPIE 2ND THERE WAS A UNANIMOUS VOTE OF YES, THE MOTION WAS CARRIED. NANCY WAS ASKED IF SHE ACCEPTED THE APPOINTMENT AND SHE SAID YES, WE ASKED HER TO JOIN US AT THE BOARD TABLE.

THE BOARD HAS AGREED TO SWITCH TO WELLS FARGO BANK FOR OUR ACCOUNTS SINCE WE HAVE HAD SOME PROBLEM WITH THE BANK, AND ALSO BECAUSE WELLS FARGO BANK IS MUCH CLOSER.

FALK WARE MENTION THAT THE DEFIBULATOR HAS ARRIVED AND IT WILL BE PUT IN THE CLUB HOUSE SOON. THERE ARE INSTRUCTIONS ON IT SO WE WILL KNOW HOW TO USE IT.

WE DISCUSSED HOW WE NEED TO GET LETTERS OUT TO EVERYONE EXPLAINING THAT THE FIRST PETITION FOR LID IS NOT A DONE DEAL, IT IS ONLY TO GET THE COUNTY TO COME HERE AND SEE WHAT WE NEED TO DO AND THEN GIVE US WHAT THAT WILL COST. WE ARE THE ONES THAT DETERMINED HOW MUCH WE CAN SPEND. AFTER THIS IS DONE THEN THERE WILL BE A SECOND PETITION THAT WILL GO AROUND TO BE SIGNED AND NOTORIZED AGREEING TO DO THIS. WE WILL NEED 50% PLUS 1 TO GET IT PASSED. THERE IS GOING TO BE A COMMITTEE SET UP TO MAKE THE DECISIONS ON THE ROAD REPAIRS, THIS WILL NOT BE RUNNED BY THE BOARD.

IF AND WHEN THE CLUBHOUSE IS USE DURING A HURRICANE, WE HAVE SOME METAL ROOFING THAT IS STORED UNDER THE CLUBHOUSE AND CAN BE USED FOR THE WINDOWS DURING THE HURRICANE.

RICK GILLISPIE SENT A SUGGESTION ON THE BYLAWS TO JOHN HORAN STATING THAT A PAYING MEMBER NEEDS TO BE WITH THEIR GUEST AND BE RESPONSIBLE FOR THEM WHENEVER USING THE CLUBHOUSE. THE BOARD MEMBERS ALL AGREE ON THAT AND IT WILL BE ADDED TO THE BYLAWS. THERE WAS A MOTION MADE BY HELEN GILLISPIE AND 2ND BY PAULINE LACOURSE TO HAVE THIS STATEMENT ADDED NOW, THERE WERE NO OPPOSITION, THE MOTION WAS CARRIED.

MOBILE MANOR WATER CO.

NEW BUSINESS:

KEN DOOLIN HAD QUESTION ON THE WATER:

HAVE WE STARTED DOING ANY WORK ON THE PIPES, FALK WARE SAID THAT WE WERE WAITING FOR STAN EPPERLY TO CALL BACK AND SET UP A DATE TO COME CHECK ON THE LOCATION OF THE ROAD WHERE THE PIPES ARE.

A DIAGNOSIS PRICE IS \$146 BUT SINCE WE HAVE PAID A MEMBERSHIP FEE OF \$255 ANNUALLY IT WON'T COST ANYTHING MORE. THE COST OF CUTTING AND PUTTING THE PIPES IN WILL BE \$400 TO \$1,000 BUT WE MIGHT BE ABLE TO DO SOME OF THE WORK OURSELVES AND SAVE MONEY.

KEN DOOLIN WANTED TO KNOW IF WE HAVE HAD ANYMORE COMPLAINTS ON WATER PRESSURE. WE HAVE HAD NO NEW COMPLAINTS, ONE COMPLAINT CAME FROM ROBERT NELSON ON COACHLIGHT AND ALSO BEVERLY AND KEN BOYLAN ON LANTERN LN. FALK WARE SAID THAT HE IS WORKING ON THOSE.

THIS IS ONE OF THE THINGS THAT STAN EPPERLY WILL BE ABLE TO CHECK ON TO SEE IF THERE ARE ANY LEAKS THAT MAY BE CAUSING THE WATER PRESSURE PROBLEMS.

STAN HAS A SPECIAL MACHINE THAT CAN FIND LEAKS SO HE WILL BE DOING THAT.

THERE WAS A BROKEN PIPE ON LAMPLIGHTER THAT WAS CAUSE BY COMCAST WHEN THEY WERE HERE, FALK WARE GOT IN TOUCH WITH THEM AND ASKED THEM TO GIVE US A CREDIT ON OUR BILL IN THE AMOUNT OF \$188 WHICH WAS OUR COST. WE ARE NOT IN COMPLIANCE, THE PIPE SHOULD BE 18" DOWN BUT THEY WERE 3" BELOW GROUND LEVEL.

KEN DOOLIN WANTED TO KNOW IF THE WATER BILLING PROBLEMS HAVE BEEN TAKEN CARE OF NOW. FALK WARE SAID THAT AFTER BOB & BONNIE GILLILAND LEFT IN OCTOBER, WE STARTED HAVING PROBLEMS WITH THE BILLING WHICH WERE HAPPENING DURING BONNIE'S TIME IN THE OFFICE, SOME OF THESE PROBLEMS HAVE BEEN CORRECTED. WE ARE GETTING THE METERS READ AT THE END OF EVERY MONTH BUT CONTINUE BILLING EVERY TWO MONTHS. HOPEFULLY THE PROBLEM CAN BE CAUGHT BEFORE THE BILLING GOES OUT. THERE HAVE BEEN OTHER PROBLEMS BUT FALK WARE AND JOAN HOUSELL ARE STILL WORKING ON THOSE.

STUDY ITEMS:

BUYING PEX TUBINGS IN LARGE QUANTITY WHICH WOULD SAVE ON THE COST.

MAINTENANCE OF ALL SEPTIC TANK AND DRAINAGE ON PEOPLE PROPERTY, INFORMATION WILL BE AVAILABLE AT THE OFFICE AND THE CLUBHOUSE.

KEEPING THE COVERT CLEAR, THESE COVERT ARE HELPING WITH THE DRAINAGE.

WE HAVE TO HAVE A LICENSE OPERATOR TO DISTRIBUTE WATER. FALK WARE WILL TAKE CARE OF THAT.

ADJOURN: THE MEETING ADJOURNED AT 10 PM