

MOBILE MANOR INC.

COMMUNITY MEETING MINUTES

APRIL 4, 2019

CALL TO ORDER:

PRESIDENT WARE CALL THE MEETING TO ORDER AT 2:30 PM

PLEDGE/INCOICATION:

PAUL GAVE THE INVOCATION

ROLL CALL:

PRESIDENT WARE, VP WARYASZ, TREASURER GILLISPIE, SECRETARY LACOURSE
DIRECTORS BOYLAN, DOOLIN, HALE, HORAN, NELSON

SECRETARY REPORT: PAULINE READ THE MINUTES FROM MARCH 7TH COMMUNITY MEETING, FALK MADE A MOTION TO ACCEPT THE MINUTES AS READ RODNEY 2ND, NO OBJECTIONS MOTION CARRIED.

TREASURER REPORT: HELEN GAVE THE BALANCES IN MOBILE MANOR INC CHECKING \$45,473.40, SAVINGS 14,054.54 AND WATER \$30,907.24 THERE ARE 139 PAYERS PROJECTION OF 174. FALK MOTION TO ACCEPT THE BALANCES AS READ PAULINE 2ND, NO OBJECTION MOTION CARRIED.

JOANN TOLD EVERYONE TO BE ALERT AND WATCHFUL OF BLACK SUV BECAUSE ONE OF OUR MEMBERS MENTION THAT 2 MEN TRY TO CALL THEM TO THEIR SUV TO ASK HOW TO GET OUT OF THE PARK, THEY LOOK SUSPICIOUS, SO THEY WALK AWAY. THEY DID NOT CALL THE POLICE BUT THIS IS JUST BE AWARE.

NEW BUSINESS:

TIM GARD GAVE US A PRESENTATION IN HIS WORDS

I'M HERE TO ANSWER ANY QUESTIONS THAT YOU MIGHT HAVE BY USING THE MUNICIPAL SERVICE TAX BENEFIT UNIT.

IN GENERAL, I OVERSEE ALL MUNICIPAL SERVICE TAX BENEFIT UNIT THAT IS USED FOR THE COUNTY. THEIR INTENTION IS TO PROVIDE SERVICE FOR COMMUNITIES THAT NEED IT. BY DOING SO THEY FUND IT BY ADDING IT TO YOUR ANNUAL PROPERTY TAX. THEY HANDLE THE FINANCING INCLUDING INTEREST.

THEY HAVE TWO MAIN PLANS:

CAPITAL IMPROVEMENT, THIS IS WHEN WE COME IN AND DO THE ROAD REPAIRS IN ONE SHOT, THIS IS A ONE TIME PROJECT, THEN WE GO AWAY. WHEN THE WORK IS DONE IT'S DONE, THEY CAN'T DO ANY MORE WORK AFTER THAT.

ALTERNATIVE IMPROVEMENT, I UNDERSTAND THAT THIS IS WHAT YOU ARE LEANING TOWARDS AT THIS TIME. THEY HAVE OPERATION MAINTAINANCE IN THE DEAL WHERE IT'S AN ONGOING ANNUAL PROCESS WHERE THE COUNTY OVERSEES THE MAINTENANCE OF YOUR ROADWAYS. THE COMMUNITY IS FORMED BY RESIDENCE PROPERTY OWNERS IN YOUR DISTRICT TO ADVISE THE COUNTY ON YOUR GOALS, WISHES AND BUDGETARY LIMITS. DEPENDING ON WHAT YOU DECIDE YOU WANT THE DISTRICT

TO DO IS WHAT THEY OVERSEE ON AN ANNUAL BASIS. THEY COLLECT THE MONEY AND ASSESS THE ROAD IMPROVEMENTS AND DO SECTIONS AS NEEDED. THE ROADS DO NOT HAVE TO BE BROUGHT TO COUNTY'S STANDARD BECAUSE THE COUNTY WILL NOT BE TAKING OVER THE ROAD, PRIVATE ROADS STAY PRIVATE ROADS. WE ONLY REQUEST THAT THE ROAD ARE DONE IN A SAFE MANNER.

THE WORK IS NOT DONE BY THE COUNTY EMPLOYEES, BASICALLY I'M THE ONLY ONE INVOLVED AND WE HIRE THE CONTRACTOR WHO IS LICENSE AND INSURED TO DO THE WORK AND I OVERSEE THAT THE WORK IS DONE CORRECTLY, WITH THE INPUT OF YOUR COMMITTEE IN HOW IT'S DONE.

THINGS CAN CHANGE AS FINANCES CHANGES OR DESIRES CHANGE. THE LSD CAN CHANGE ALONG WITH THAT. OPERATION MAINTENANCE CAN BE CHANGED EVERY YEAR TO SET THE REQUIREMENT OF WHAT'S INCLUDED. IF WE SAY WHEN IT'S CREATED THAT IT'S FOR MAINTAINING THE ROADS YOU CAN'T DECIDE 3 YEARS DOWN THE ROAD THAT YOU WANT TO ADD THE CANAL TO BE MAINTAINED. YOU NEED TO MAKE SURE THAT YOU ADD EVERYTHING YOU WANT DONE FROM THE BEGINNING, OTHERWISE WE WOULD HAVE TO START FROM SCRATCH AT THAT POINT. IF YOU START AT BEGINNING WITH MAINTAINING THE ROAD, STREET LIGHTS, PARKWAYS AND BRIDGES, YOU CAN START WITH THAT BUT YOU DON'T HAVE TO CONTINUE. THE COMMUNITY CAN SAY WE DON'T WANT IT DONE THIS YEAR SO THIS MAKE IT MORE FLEXIBLE AND ACCOMIDATING.

IF ANYONE HAS ANY QUESTION PLEASE FEEL FREE TO DO SO AT THIS TIME, IF YOU THINK OF ANY QUESTION LATER YOU CAN CALL ME OR EMAIL ME. THE INFORMATION IS IN THE PACKET THAT I AM LEAVING HERE WITH YOU.

QUESTION: IN THE YEAR THAT NOTHING IS DONE IS THERE ANY TYPE OF FEE THAT WILL STILL BE CHARGED.

ANSWER: YES, THE COUNTY INCLUDES THE ADMINISTRATION FEE THAT COVERS THE EXISTANCE OF THE MAINTENANCE AGREEMENT THE COST CAN BE AS LOW AS \$1,500/YR OR AS HIGHT AS \$4,000/YR.

QUESTION: IS THE TAX PERMANENT

ANSWER: IT'S STAYS IN EXISTENCE TILL YOU DISSOVE IT. IF 10 YEARS YOU FEEL THAT IT'S NO LONGER WORTH WHILE YOU CAN HAVE A PETITION SIGNED BY 50% PLUS 1 AND THEN IT GOES AWAY.

QUESTION: IS THE ADMINISTRATION FEE PAID BY THE PARK OR ADDED TO OUR TAXES

ANSWER THE ADMINISTRATION FEE IS AN ASSESSMENT AND WILL SHOW UP ON YOUR TAX BILL. THEY ALL COME OFF YOUR TAXES.

IF YOU HAVE THE CAPITAL IMPROVEMENT PROJECT, WE GET THE WORK ASSESSED AND THE COST WILL BE FINALIZED, AT THIS TIME YOU CAN PAY IT UPFRONT OR FINANCE FOR 10 TO 15 YEARS ON EACH PROPERTY. THIS WILL BE BASED ON THE FRONTAGE OF YOUR PROPERTY.

IF YOU HAVE THE MAINTENANCE PROJECT WOULD BE MADE WITH THE ADVISORY COMMITTEE. DEPENDING ON WHAT WORK IS NEEDED TO BE DONE WOULD SHOW UP ON YOUR NEXT YEAR TAXES WITH NO INTEREST ADDED. HOW MUCH TAX WOULD DEPEND ON HOW MUCH WORK WAS DONE.

TAXING UNIT BASED ON PROPERTY VALUE IS SOMETHING THAT I DO NOT RECOMMEND, BECAUSE IF THE VALUE GOES DOWN YOU MAY NOT HAVE THE MONEY TO FINISH.

BENEFIT LIMIT IS A FLAT ASSESSMENT ON FRONT FOOTAGE OF EACH PROPERTY, THIS WAY YOU KNOW WHAT YOU WILL GET AND BE PREPARE FOR IT.

WHEN WE COLLECT THE FUNDS, THE UNUSED MONEY IS IN ESCROW FOR YOU UNTIL NEEDED.

QUESTION: IS THIS ONLY FOR THE ROAD

ANSWER: THAT IS UP TO YOU

QUESTION: COULD WE ADD UPGRADING TO THE WATER SYSTEM TO THIS PLAN

ANSWER: WE CAN LOOK INTO IT

QUESTION: DO YOU SEE AT THIS TIME WHETHER WE WILL HAVE TO HAVE A SEWERAGE UPGRADE LIKE CAPE CORAL HAD TO.

ANSWER: I HAVE NOT SEEN ANYTHING COMING UP ON THAT BUT THIS IS NOT MY DEPARTMENT SO I AM NOT SURE.

QUESTION: IF THERE ARE PEOPLE IN THE PARK WHO DON'T WANT THIS, WHAT HAPPENS

ANSWER: IT'S A SIMPLE MAJORITY 50% PLUS 1 MAJORITY GETS IT AND EVERYONE WILL BE TAXED

QUESTION: THOUGHT IT WOULD BE \$100 PER YEAR ON OUR TAXES

ANSWER: EVERYONE WILL BE CHARGED DEPENDING ON HOW MUCH WORK YOU WANT TO DO. THE COMMITTEE WILL MAKE THE DECISION.

QUESTION: HAVE WE GOT THE ESTIMATE FROM THE COUNTY

ANSWER: THERE ARE TWO STEPS, 1. INFORMAL PETITION HAS TO BE SIGNED BY 50% PLUS 1, THEN THE COUNTY COMES IN TO ASSESS WHAT'S NEEDS TO BE DONE, AFTER THAT STEP 2. IS TO FORM AN ADVISORY DISTRICT COMMITTEE OF HOME OWNERS. THEN THERE WILL BE A FORMAL FORM THAT WILL BE SIGNED AND NOTORIZED BY EACH HOME OWNERS. WHEN WE GET AN APPROVAL OF 50% PLUS 1 THEN THE WORK CAN START.

QUESTION: WOULDN'T IT BE CHEAPER IF WE DID IT OURSELVES

ANSWER: IT MIGHT BE CHEAPER BUT FIRST BENEFIT OF THE COUNTY DOING IT IS THAT EVERYONE PAYS, IT ON THEIR TAXES. IF YOU DO IT YOURSELF YOU WILL NEED TO RUN AROUND FOR YOUR MONEY.

MEMBER COMMENTS:

IF WE DO IT OURSELVES 30% OF THE OWNERS MAY NOT WANT TO DO PARTICIPATE. I AGREE WE SHOULD GO WITH THE COUNTY.

COMMENT FROM TIM: THE PURPOSE OF THIS DISTRICT IS ONCE IT'S CREATED IT CAN BE AS BROAD AS YOU WANT IT, THEN NOT DO THE WORK IF NOT NEEDED. IF YOU LIMIT IT TO JUST ROADS YOU CAN'T ADD TO THIS LATER ON. SO, I RECOMMEND THAT YOU START THE PETITION AS BROAD SUCH AS ROADS, LIGHTS, BRIDGES, WALKWAYS AND ECT.

THE PRESENTION ENDED

JOHN TOLD EVERYONE THAT WE WILL BE SENDING THE PETITION ALONG WITH A ONE PAGE LETTER EXPLAINING THE PROCESS. HOW THEY ARE GOING OUT HAS NOT BEEN DETERMINED YET, THE PEOPLE WHO ARE HERE MAY GET THEM DELIVER TO THEIR DOOR, OTHERS THAT HAVE GONE HOME WILL GET THEM IN THE MAIL. YOU WILL NEED TO GET YOUR STRAP NUMBERS, THIS SHOWS UP ON YOUR TAX BILL OR YOU CAN LOOK IT UP.

EVERY PROPERTY HAS 1 SIGNATURE SO IF YOU OWN 3 PROPERTY YOU GET 3 SIGNATURES, ECT... ONLY THE OWNERS CAN SIGN THE PETITION, THE RENTER HAVE NO SAY.

SOMEONE ASKED ABOUT THE MAINTENANCE FEE REDUCTION ON THE PAYING MEMBERS. JOHN RESPONDED THAT HE HAD MEMBERS WHO CAME TO HIM AND SAID THEY DID NOT WANT THE REDUCTION. THIS WILL BE DONE BY A MEMBERSHIP VOTE, THERE WILL BE A BUDGET SET UP WITH THE REGULAR FEES AND ONE WITH THE REDUCTION.

RODNEY REPORTED THAT HE HAS GONE TO THE COUNTY ABOUT OUR SIGN ON THE BRIDGE. WITH THE HELP OF THE ENGINEER THAT FOUND A PICTURE OF OUR SIGN, WE NOW KNOW FOR SURE THAT IT WAS A 10 TONS SO WE WILL BE GETTING A NEW SIGN AND MAKE SURE IT IS PROPERLY SECURE.

FALK SPOKE ABOUT COMMITTEES SIGN UP SHEET TO HELP WITH THE HOLES IN THE ROADS, ALSO A SIGNUP SHEET FOR PEOPLE TO GIVE US PERMISSION TO PUT HOME NUMBERS ON YOUR PROPERTY FOR THE ONES THAT ARE NOT THERE. THIS WILL HELP TREMENDOUSLY SO EMS CAN FIND YOUR HOME WHEN THEY NEED TO SEND AN AMBULANCE. ALL SIGNUP SHEETS ARE IN THE CLUBHOUSE AND IN THE OFFICE.

ON HURRICANE PREPARENESS, FALK TOLD EVERYONE TO CHECK YOUR STRAPS TO MAKE SURE THEY ARE TIGHT AND SECURE. WE HAVE JOE MILANO HEADING THE HURRICANE AWARENESS, HE WILL SET UP A BLOCK CAPTAIN TO LET PEOPLE WHO ARE HERE KNOW IF WE HAVE TO EVACUATE.

FALK ALSO BROUGHT UP THAT WE NEEDED VOLUNTEERS TO HELP PEOPLE WITH THEIR STRAPS BUT IN THE END THE PEOPLE THAT CAN HELP BY ADVISING BUT NOT ACTUALLY DOING IT BECAUSE THIS WOULD BRING A LIABILITY ON THE PROPERTY OWNERS. RICK GILLISPIE MADE A MOTION THAT MOBILE MANOR INC. NOT BE INVOLVED IN WORKING ON PROPERTY OWNERS HOUSES, THIS WAS 2ND BY PAUL LACOURSE AFTER SOME DISCUSSION THAT MOBILE WAS NOT RESPONSIBLE AND OUR INSURANCE DID NOT COVER THE LIABILITY OF HOME OWNERS PROPERTY. THE MOTION WAS RECIENDED AS LONG AS MOBILE MANOR INC. DID NOT GET INVOLVED.

FALK ALSO BROUGHT UP THAT IF YOU HAVE A RENTAL AVAILABLE OR ARE SELLING YOU CAN GIVE THE INFORMATION TO THE OFFICE; WE DO HAVE PEOPLE STOP IN LOOKING TO RENT OR BUY.

BOB NELSON MADE A COMPLAINT THAT AS FAR THE WATER GOES, WE NEED TO GET THIS DONE QUICKLY BECAUSE THERE ARE PEOPLE THAT HAVE VERY LITTLE WATER PRESSURE. HE MENTION THAT

HE HAS HAD VERY LITTLE PRESSURE AND CAN'T EVEN TAKE A SHOWER, HE WANTS ACTION. ITS TIME TO STOP TALKING ABOUT AND GET IT DONE. WE HAVE CALLED PLUMBERS FOR BIDS AND WE ARE GOING TO START

ACTION TAKEN:

THE ADVERTISEMENT ON OUR WEB SIT FOR TODD AIR CONDITIONER HAS BEEN REMOVED.

THE BOARD HAS APPROVED THE SOCIAL CLUB TO PURCHASE TWO REFRIGERATORS FOR OUR CLUB HOUSE AND IT HAS BEEN DONE.

COMMITTEE REPORT:

BYLAW: JOHN MENTIONED THAT THERE HAVE 2 MEETINGS ON THE BYLAWS SO FAR, IT'S PRETTY DONE THERE BE ANOTHER MEETING NEXT WEDNESDAY APRIL 17TH AT 2:30 PM IN THE CLUB HOUSE. YOU ARE WELCOME TO JOIN US, THE CHANGES ARE POSTED TO OUR WEBSITE UNDER BUSINE

SOCIAL CLUB: RICK THANKED EVERYONE FOR THEIR SUPPORT WITH THE SOCIAL CLUB. AS OF NOW THERE WILL BE NO LINE DANCING CLASSES UNTIL THIS FALL. ON THE YARD SALE WE MADE A PROFIT OF \$1,596.76 PROFIT, ON SPAGETTI DINNER \$77 PROFIT AND ON BIRDIE LEE DANCE MADE \$197 PROFIT. WE WILL BE BOOKING HER AGAIN IN DECEMBER.

LANDSCAPING REPORT:

BEVERLY THANKED EVERYBODY FOR HELPING, WITHOUT YOUR HELP WE NEVER COULD HAVE GOT THIS ALL DONE. NEXT PHASE WILL BE APRIL 13TH AFTER COFFEE AND DONUTS, WORKING ON THE BACK OF THE CLUBHOUSE CLEANING OUT ALL BUSHES.

ADJOURN: THE MEETING WAS ADJOURNED AT 4:30 PM