

Mobile Manor Inc
Community Meeting
February 6, 2020
2:30 PM Clubhouse

CALL TO ORDER: The meeting was called to order at 2:30, but a brief recess was called as equipment malfunction had to be addressed.

PLEDGE/INVOCATION: The Pledge of Allegiance was recited, and Raymond Pencherek said the prayer.

ROLL CALL: VP Rodney Waryasc, Treasurer Raymond Pencherek, Directors Paul Lacourse, and John Horan

ABSENT: President Falk Ware; Secretary Ethel Carter; Directors Ken Doolin and Sondra Hale.

SECRETARY REPORT: None available

TREASURER REPORT: Mobile Manor Inc. \$40,934.13 , Mobile Manor Water \$23,975.86 Savings account \$14,055.61.

Questions from the floor dealt with the treasurer's report. (all meeting attendees had copies of MOBILE MANOR INC PROPOSED 2020 BUDGET, and WATER ESTIMATED BUDGET FOR 2020).(see copies)

It was noted that there is a need for more maintenance payors to improve the budget. John Horan noted that discussion has led to need for perks to attract payors. One such perk would be for bonded office staff to do a walk around all properties of Snow Birds to assure homes were untouched. Also it would be offered that these office bonded individuals could be given keys and could go inside if any snow birds wished to have them do so. Since this would be more tasks for the office staff, it becomes even more important to have 2 office staff members.

Continuing budget concern is the Foot Bridge to the old park (Lamplighter). The money budgeted for maintenance of the Foot Bridge is \$4000. Rod Waryasc will attend to possible need for permits, although none are anticipated needed since all that is being completed is maintenance to stabilize side walls. This is not a structural issue, but a safety issue to stabilize sidewalls.

There was a call for a vote on this issue: John Horan made the motion, Garrett Pankratz , seconded the motion, a vote ensued, and the budget in entirety passed.

WATER SYSTEM INFORMATION: \$1250 was approved for the FLORIDA RURAL WATER ASSOCIATION (SEE 9 page document from Florida Rural Water Association, submitted by Sterling L. Carroll, Project Engineer to John Horan January 7, 2020 as representative of the Mobile Manor Water Co. Inc) This official document details the Process Steps, Description, Scope of Work, and Contributions for replacing the Mobile Manor water system, which is currently in a state of disrepair. This document also discusses the Principal Forgiveness Grants Awarded.

It was reviewed that our current water system is cracking with age. Each repair costs about \$500-\$650 to fix each discovered leak with our existing staff. In 2015 the Mobile Manor Board had a study done with a local engineering firm yielding an estimated cost of \$2.8 million which would be about \$8,000 for each unit in Mobile Manor. This had been voted down. The system being discussed currently lost about \$19,000 in leaks last year for Mobile Manor Water. The Florida Revolving Fund, Dept of Environmental Protection desires to help fund systems with a grade of F for failed system and low income (based on Census Income Data, State of FL) of about \$16,000 per capita. The state average income is about \$52,000. By August, the final analysis with preliminary cost and cost forgiveness will be available, plus the new system will have savings secured through no lost water plus no labor and parts for repairing the failed system. This must be done without water rate increase or maintenance increase.

John Horan made the motion and Dan Craft seconded motion and vote followed. The motion to approve this in advisory capacity by residents passed.

The vote expresses the will of the people. We all pay same amount of money but have new water system. It is believed this is the least expensive option for clean consistent water. (We have terrorism susceptibility here...but will be corrected with new system..Not explained...) We were told that the county could come in and condemn our current system if we persist in doing nothing. Reminder that Mobile Manor water does have TOTAL authority. The water vote is not required but it is desirable. Sewers are not included. Only replacing existing lines. Florida Rural Water Assoc. will get private contractors for bids.

Vote on the floor—Passed

NEW INFORMATION

: If water is off, be aware that a boil water will follow. Signs will be placed at each entrance. We have new shut off valves for Lamplighter to isolate it. This park has never had failed water samples. It was also noted that it would have been helpful to have original engineering maps of current water system. Bill Witherspoon might be able to add information.

SOCIAL CLUB

Paul LaCourse will be the Board Liaison.

2 people will be in charge: Nancy McGrath and Marsha Chateen.

Newsletters and calenders will be sent by email OR be available in the office, or on

Facebook or the Mobile Manor site. It is no longer possible to go door to door delivering such. Any shut ins will have such delivered to their door.

Therefore, we need all residents' email addresses.

Paul Lacourse spoke of upcoming events. 2nd Saturday in March Melody Fightmaster will again be organizing the community sale and bakesale.

Sign up sheet for Community Watch is available.

It was requested that all residents pick up their own cigarette butts and dispose of them.

NEW BOARD MEMBERS INTRODUCED

Motion made and seconded to adjourn.

Respectfully submitted,

Karla Gentry