

**MINUTES OF A MEETING OF  
THE BOARD OF DIRECTORS OF  
MOBILE MANOR INC. & MOBILE MANOR WATER CO. INC.  
HELD AT THE COMMUNITY CENTER  
APRIL 24, 2024 at 2:30 PM**

**PRESENT:** Kim Wojtanowski, Dave Field, Wayne Ryan, Karen Dennis, Tony Dennis, Randy Carson, Pam Hall (by phone)

**ABSENT:** Linda Wotherspoon, Bill Wotherspoon

**Secretary's Report**

In Linda Wotherspoon's absence, Kim Wojtanowski referred to the minutes of the March 27, 2024 Board Meeting and the April 4, 2024 Community Meeting and confirmed that the board had approved the minutes. She advised that the minutes were sent to Tim Burchfield for posting on the website and sent to the office to be inserted in the book of minutes.

**Treasurer's Report**

Wayne Ryan confirmed the following bank balances as of March 31, 2024:

Mobile Manor Checking	\$10,287.23
Mobile Manor Savings	\$35,690.11
Mobile Manor Water Checking	\$6,286.74
Mobile Manor Water Savings	\$2,522.76
Mobile Manor Water Comm Check/Savings	\$1,000.00
Social Club	\$3,528.26

Dave Field moved to accept the Secretary's Report and Treasurer's Report, seconded by Karen Dennis. Carried.

**Delinquent Water Bills**

Wayne Ryan referred to his summary of delinquent water bills and advised that the total is \$5,000, about \$1,000 more than previously reported. However, about half that will be paid in about a month's time.

Wayne Ryan also suggested delaying the next month's billing for a week or so due to the water conversion. It was suggested a notice go out to homeowners advising of this possible delay.

**Property Liens for Residents with Delinquent Water Bills**

Wayne Ryan, speaking for Bill Wotherspoon, suggested that notices would go to property owners for late water bills and liens will be placed on their properties if bills are not paid in a timely manner.

### **Clean Up of Mobile Manor Parks**

Pam Hall asked the board to address Mobile Manor's community parks—Friendship Park, Veterans Park, Triangle Park. It was suggested, as perhaps a summer project for the community, to make these parks more presentable. It was suggested that perhaps a committee could be formed by the community with a sign-up sheet.

### **Office Assistant Update**

Kim Wojtanowski reported that with the unfortunate passing of Pauline Lacourse, the advertised office assistant position is now for an Office Manager. Mobile Manor has hired Debra (Debbie) Blinkhorn as the new office manager. Debra is a contractual hire who will work 20 hours a week starting April 29, 2024, working 9:00 AM to 1:00 PM.

This is to advise and voted and agreed upon by the Mobile Manor Board of Directors that Pauline Lacourse will be removed from all Mobile Manor Inc Truist Bank accounts and all Mobile Manor Water Co Truist Bank accounts. Debra A. Blinkhorn will be added to these accounts.

### **Cell Carrier to Erect Mono Pole**

Randy Carson stated there is no new movement on this project.

### **Water Replacement System Software**

Kim Wojtanowski reports she has contacted several software companies and found most are cost prohibitive for Mobile Manor. However, she is waiting on two contracts to look over by herself and Dave Field. Motion was made by Dave Field that Kim Wojtanowski will make the final decision. Seconded by Randy Carson. Carried.

Kim Wojtanowski moved to adjourn the meeting. Randy Carson seconded. Carried.