

Newsletter September 2020

Well, we dodge the bullet this time and no hurricane got to us, but we're not out of the wood until December 1st.

Even with this extensive heat and humidity the five board members here have been braving the heat and working diligently to get the park up to the best standards, so we'll all be proud.

Larry Whetsel has been doing an excellent job on all of the community properties as well as his personal jobs making the park look its best.

Pauline, Beverly, and I (Paul) are still working to get all of the office procedures in writing and Pauline has been doing many new reports so she can inform the community on a second's notice on whatever information they need promptly.

Beverly and I have purchased new filing cabinets and, with Pauline's guidance, have updated all of our hard copy files for both MMW and MM Inc. that have been accumulating for the last 30 years.

Bill Wotherspoon has been in contact with us weekly on reports on the water pipe deal and Bill has not let the distance from Canada forestall him on doing his share for his pipe project.

Ken Boylan and Larry Whetsel have implemented an emergency plan on the water line that feeds lamplighter in case the bridge should collapse so we are ready for any disaster.

I have received many bids for the replacement of the broken window on the second floor and have selected the best one for our needs and it has been reframed and replace with a new double pane window, As well as getting an electrician to fix up all of our electrical outlets and lighting on the 1st and 2nd floor of the community center. I also spent days bleaching those unsightly water stains on the ceilings and are now ready for repainting.

Ken Boylan and I have cleared, cleaned, and organized the plumbing shed and are now in the process of taking inventory of all plumbing supplies we have on hand plus Ken bought a great shop vac to make the job much easier.

Rick Gillispie and Ken Doolin have repaired all of the potholes except for the owners who have refused for us to touch their roads.

A special thanks to the few nonpaying members who have rejoined the maintenance program to help with these mounting expenditures that we have to deal with.

Bill and Beverly have obtained more estimates for the work on the footbridge and they are not encouraging, but these decisions will have to be made by the paying community members at our first Community Meeting this fall.

Charles Morris has been busy painting community properties and caulking office windows.

Ray Kurowski and I have refurbished the old office mailbox that was found and cemented a post and mounted the mailbox in front of the office.

Lamplighter Ln is one of our biggest challenge of the park, but progress is on the way, these challenges can not be put aside any longer as they put that part of the community in danger. First, the lighting is inadequate and also at the entrance visibility is so poor for incoming traffic but the worst hazard is the big limb of 2 ft in diameter crossing over the entrance road, if that limb should fall during a storm all of Lamplighter residents will be stranded in that side of the park, as you have no 2nd egress and until the limb is removed no emergency vehicles could enter the park and it has to be addressed immediately so Beverly and I have contacted LCEC and are having a lamppost installed at the east entrance on the left side by the Mobile Manor sign to illuminate your entrance at a very costly expense as we have to buy the lamppost and pay for the installation.

I have gotten estimates from arborists to remove that limb but was able to get a good estimate to remove the limb and the entire canopy of branches that are encroaching the entire entrance road. The Stop sign is another view obstruction and it was not put up by Lee County and will be removed to clear the visibility. This fall I will try to get the permission of all property owners bordering Bayshore to cut back all of the shrubbery that blocks the view of your entrance and also get the Lee County to do a better job of mowing and clearing any branches that cross over the existing electrical wires.

To Lamplighter residents, Beverly and I implore to your generosity to participate and join in our paying maintenance program so we can continue to make improvements to your side of the park that is in the Boards power. If you are a paying member please try to explain to the non-payers to put aside their old aged grudges against the past boards' mistakes. This is a new board and we care and want to work and help as much as we can by giving up our retirement to devote our personal time and efforts for the wellbeing of Mobile Manor Inc.

The pandemic has posed a great problem here in SWF including MM Inc. for our community meeting but Beverly and I have come up with a solution because we have many issues that cannot be put aside and have to be dealt with the Community. This plan could be aborted if the pandemic does not get any better by the first Thursday of November.

The board will have a community meeting in the clubhouse and distancing will use all chairs that will be 6 ft apart and no tables, masks will be required. The Board has decided because of a lack of space that only one paying household member may attend, and nonpaying members will be allowed if there are any remaining chairs available. This is only for the duration of the pandemic and we thank you for understanding the position the Board had been placed under.

Beverly and I are making a personal plea to everyone to please pay fees and be a member of the maintenance program regardless how you feel because it is the right thing to do and if you have any concerns for any problem please contact Bev, myself, or Pauline at the office so we can rectify your concerns.

Beverly and I really care, and we want to be not only the president and vice president of Mobile Manor but to be the people persons that care.