

**MINUTES OF A MEETING OF
THE BOARD OF DIRECTORS OF
MOBILE MANOR INC. AND MOBILE MANOR WATER CO. INC.
HELD AT THE COMMUNITY CENTER
January 24, 2024 at 2:30 p.m.**

PRESENT: Kim Wojtanowski, Karen Dennis, Linda Wotherspoon, Tony Dennis,
Bill Wotherspoon, Dave Field, Pamela Hall, Wayne Ryan

ABSENT: Randy Carson

Secretary's Report

Linda Wotherspoon referred to the minutes of the December 13, 2023 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 at December 31, 2023:

Mobile Manor Checking	\$5,210.40
Mobile Manor Savings	\$41,199.58 (includes hurricane funds of \$27,123.26)
Mobile Manor Water Checking	\$11,336.94
Mobile Manor Water Savings	\$ 1,510.85
Social Club	\$ 3,545.33

Dave Field moved to accept the Treasurer's Report, seconded by Bill Wotherspoon. Carried.

2024 Annual Budget

Wayne Ryan referred to his budgets for Mobile Manor Inc. and Mobile Manor Water. Wayne Ryan referred to increases in water charges and referred to the increase expense of the electric bill for the clubhouse.

Mike Hall Filling in Potholes

Mike Hall has offered to fill in road potholes and was looking for permission to purchase asphalt. Dave Field moved that Mike Hall can purchase asphalt up to an amount of \$200.00. Seconded by Kim Wojtanowski. Carried.

Delinquent Water Bills

Wayne Ryan advised that he will provide the total amount of delinquent water accounts at the next Board meeting.

Water Bill Insert

Bill Wotherspoon referred to the procedure for delinquent water bills and requested that an insert be placed in all future water bills to the community.

Dave Field moved the wording of the insert (with revisions) and the insertion in all future water bills. Seconded by Karen Dennis. Carried.

Clubhouse Security Access Cards

Linda Wotherspoon advised that she has begun inputting names of paying community members in the security access card program. Once the input is completed, she will assign access cards and will issue the cards at a set date and time at the clubhouse.

Pam Hall referred to the Clubhouse Keycard Application. A discussion ensued. Linda Wotherspoon moved the acceptance of the Keycard Application with amendments. Seconded by Dave Field. Carried.

Pam Hall referred to the Keycard Rules. Linda Wotherspoon moved the acceptance of the Keycard Rules. Seconded by Dave Field. Carried.

Pam Hall referred to the Clubhouse Rules and Regulations. A discussion then ensued. Linda Wotherspoon moved to accept the Clubhouse Rules and Regulations, as amended. Seconded by Dave Field. Carried.

Dee Hickman's Landscaping Contract

A discussion ensued regarding other landscaping contractor costs. Linda Wotherspoon moved, seconded by Dave Field to renew Dee Hickman's contract at the current rate. Carried.

Lighting at Entrance to Mobile Manor

Dave Field advised that he would purchase and install 2 solar lights at the entrance at an approximate cost of \$70.00 per pair.

Steve Torcia

A discussion ensued regarding Steve Torcia and it was confirmed that there was no written documentation regarding claims. It was agreed that a letter be sent to him banning him from the clubhouse.

Randy Carson

This matter was tabled until the next Board meeting.

Annual Yard Sale

A discussion ensued regarding an annual yard sale. Kim Wojtanowski advised that a community member offered to arrange a yard sale as a fundraiser for Randy Carson. This matter was tabled until further information is received.

Water Replacement System

Bill Wotherspoon advised that the project is on schedule and there had been no change in timing and costs.

The meeting then adjourned.