

MOBILE MANOR INC.
BOARD MEETING MINUTES
JANUARY 26, 2022

CALL TO ORDER: 2:30PM BY PRESIDENT PAUL LACOURSE

ROLL CALL: PAUL LACOURSE (PRESIDENT), PAUL LACOURSE ACTING (VP), KIM W (SECRETARY), LINDA WOTHERSPOON (TREASURER), BILL WOTHERSPOON (DIRECTOR), RAY KUROWSKI (DIRECTOR), CHARLES MORRIS (DIRECTOR), CHARLENE WOMACK (DIRECTOR), DAVE FIELD - (DIRECTOR)

SECRETARY'S REPORT: KIM WOJTANOWSKI READ BOARD MEETING MINUTES FROM DECEMBER 22, 2022

TREASURER'S REPORT: READ BY PAUL LACOURSE

MOBILE MANOR INC. -	\$28,322.64
MOBILE MANOR WATER -	\$25,677.09
MOBILE MANOR SAVINGS -	\$14,058.43
MOBILE MANOR SE -	\$ 3,265.81

AS OF JAN 22ND THERE WERE 72 PAYERS

WAITING ON FINANCIAL INFORMATION TO START AUDIT

MOTION TO ACCEPT SECRETARY'S REPORT AND TREASURER'S REPORT - ALL IN FAVOR

PRESIDENT'S NOTE : THANK YOU TO THE BOARD AND FOR YOUR PARTICIPATION AND SUPPORT. FINANCIAL CONCERNS OF THE OWNERS IN MOBILE MANOR.

LIST OF YEARLY EXPENSES AND UPKEEP OF MOBILE MANOR INC. ARE AS FOLLOWS:

- UPKEEP OF GROUNDS IS \$6,600.
- WORKMANS COMP INSURANCE OF \$13,000 FOR ONE PERSON THAT COVERS.
- OTHER: \$150.00 LICENSE PERMITS -
- POSTAGE METER OF \$800.00
- LEGAL FEES INCLUDE: CONTRACT FEES, LIENS, TAX ISSUES AND FINES \$120.00
- PREPARATION AND ACCOUNTING FEES ANNUAL INCOME TAX FEES IS: \$5,700.00 WITH OUR AUDITORS FOR VALIDATION
- BUILDING REPAIRS INCLUDING CLUBHOUSE SHED \$3000
- TELEPHONE HI SPEED INTERNET AND WIFI \$1,800
- STREET LIGHTS AND ROAD MAINTENANCE IS \$10,000
- ELECTRICITY \$2,400

- PEST CONTROL \$700
- PAPER AND INK \$5,500
- BRIDGE & SIGN \$1,500
- CONTRACT REPAIRS \$1000
- OFFICE SALARY OF MOBILE MANOR INC. \$9000 AND WATER \$9000 EQUAL \$18,000
- BUDGETED \$11,000 FOR STREET LIGHTS AND ROADS ALONE

(ALL LAST YEARS FIGURES)

TOTAL MAINTENANCE TO RUN MOBILE MANOR INC. IS: \$61,270

BUDGET LIST WILL BE INCLUDED IN NEXT WATER BILL

REPORT ON OUR BUDGET - WE HAVE 130 PEOPLE THAT PAY(\$329 FOR THE YEAR) AND WE HAVE 317 PROPERTIES IN MOBILE MANOR. WE SHOULD BE GETTING AN ANNUAL MEMBERSHIP MAINTENANCE PROGRAM OF \$106,512.00, NOW ONLY AS OF THIS YEAR WE ARE GETTING \$41,180.00, TO RUN MOBILE MANOR INC. OUR BUDGET IS IN THE NEGATIVE.

TOP PAYER OF 120

MOTION TO APPROVE THE BUDGET - ALL IN FAVOR

PAUL LACOURSE - BY-LAWS TO KNOW ALL AND ALL CHANGES

MOTION TO ACCEPT RESIGNATION OF NANCY MCGRATH

MOTION TO ACCEPT - ALL IN FAVOR

LETTER OF COMPLAINT FROM A COMMUNITY MEMBER HAS BEEN READ TO THE BOARD AND RESPONSES WITH RESULTS WILL BE DELIVERED TO COMPLAINANTS.

MOTION TO APPROVE RESPONSE LETTER - ALL IN FAVOR

RAY KUROWSKI WITH UPDATE ON CANAL CLEAN UP

- LEE COUNTY ON SCHEDULE TO COME BACK OUT TO SPRAY BUT HAVE LIMITED VISITS AND A LONG WAIT
- PEOPLE THAT LIVE ON CANAL NEED TO TAKE CARE OF THEIR PORTION OF THE WATER RIGHTS TO KEEP IT FREE FROM OVERGROWN VEGETATION BUT TO KEEP LIVING ANIMALS ALIVE

LETTER OF REMINDER DATES BACK TO APRIL 26, 1977 THAT VERIFIES HOMEOWNERS OBLIGATIONS TO MOBILE MANOR INC. ROADS, STREET LIGHTS AND WATER WAYS (CURRENTLY WE PAY \$11, 638.00 A YEAR FOR LIGHTS)

LIST OF BENEFITS TO HOMEOWNERS AS TO THE MAINTENANCE FEES (\$336.00 PER YEAR)

PASS A MOTION TO ALL PROPERTY OWNERS TO ADVISE ALL HOMEOWNERS OF MOBILE MANOR INC. MAINTENANCE FEES AND WHAT IT COVERS

- ALL IN FAVOR TO DISTRIBUTE TO HOMEOWNERS

MOBILE MANOR ROAD REPAIRS BY JOHN HORAN - EVERY OWNER HAS A RESPONSIBILITY TO MAINTAIN THEIR OWN PORTION OF THE ROAD. TABLE DISCUSSION AT FURTHER DATE TO RESOLVE THE MAINTENANCE AND REPAIRS

- ALL IN FAVOR TO DISCUSS AT A LATER DATE

CHARLENE WOMAK - COMMUNITY CLUBHOUSE TO REPAIR, FORMS BEING SENT TO LAWYER AND MAY TAKE SOME TIME TO GET RESOLVED. FURTHER UPDATES TO COME

CLUB HOUSE DEPOSIT FOR PAYING MEMBERS IS MOTIONED TO DISCUSS AT A LATER DATE

- MOTION FOR RECONSIDERATION - ALL IN FAVOR

SECURITY CAMERAS FOR CLUB HOUSE AND OFFICE - COMMUNITY MEMBER HAS PURCHASED CAMERAS TO DONATE TO MOBILE MANOR, STILL NEED MORE TO COVER AREAS AND ROOMS

PAUL LACOURSE TO PRESSURE WASH WALK WAYS TO CLUB HOUSE

SAFETY ISSUES STILL CONCERN: POSSIBLE INSTALLATION OF MORE SIGNS IN THE COMMUNITY INCLUDING CAUTION TO SPEEDERS, CHILD AT PLAY SIGNS AND SIGNS FOR DEAF PEOPLE

MOTION TO DISCUSS FURTHER AND GET PRICES FOR THESE SIGNS

MOBILE MANOR WATER CO.

JOHN HORAN GIVEN UPDATE - DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS APPROVED OUR PLANS & SPECS. DISCUSSION OF HOW THE METERS WILL BE READ

*MORE DISCUSSION AT NEXT BOARD MEETING

MOBILE MANOR EVENT - VALENTINES DAY DANCE WILL BE ON FEBRUARY 12TH FROM 7:30-10PM. WE HAVE A DJ

COFFEE & DONUTS FEBRUARY 5TH AT 9AM, CRIBBAGE EVERY TUESDAY NIGHT, CARD GAMES, LINE DANCING 10-11 EVERY DAY

COMMUNITY MEETING TO BE HELD FEBRUARY 3RD 2:30

PAUL LACOURSE DISCUSSING PLEXIGLASS IN THE OFFICE, FURTHER DISCUSSING AT NEXT BOARD MEETING

MELODY FIGHTMASTER HAS SIGNED THE LEASE TO TAKE OVER THE MEDICAL EQUIPMENT/SHED (2 YEAR TERM)

DAVE FIELD

ADD: LINE ITEM ON AGENDAS FOR NEW BUSINESS AND DISCUSSION FOR ANY CONCERNS

- ALL IN FAVOR

ADJOURNMENT: MOBILE MANOR INC. AT 4PM

MOBILE MANOR WATER SWFL RURAL WATER - WE RECEIVED DOCUMENTS FOR LOAN AGREEMENT- THE STATE IS LOANING US 2.5 MILLION DOLLARS, HOWEVER WE MAY HAVE TO PAY THE DOCUMENTARY TAX STAMPS ON THE ENTIRE LOAN AMOUNT OF \$100,000. TO DISCUSS FURTHER

MEETING WAS ADJOURNED AT 4:15PM