

COMMUNITY MEETING MINUTES

MOBILE MANOR INC.
COMMUNITY MEETING
DECEMBER 2, 2021

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

STAND FOR PLEDGE OF ALLEGIANCE AND INVOCATION

ROLL CALL: 43 MEMBERS QUORUM, BOARD MEMBERS PRESENT AND ZOOM MEMBERS:
INCLUDING: PAUL LACOURSE- PRESIDENT, NANCY MCGRATH - VP, LINDA WOTHERSPOON
- TREASURER, BILL WOTHERSPOON - DIRECTOR, RAY KUROWSKI - DIRECTOR, CHARLES
MORRIS - DIRECTOR, DAVE FIELD - DIRECTOR, CHARLENE WOMAK-DIRECTOR

SECRETARY'S REPORT: MINUTES OF OLD NEWS FROM NOVEMBER 4, 2021

TREASURER'S REPORT: MOBILE MANOR INC. -	\$29,549.73
MOBILE MANOR WATER -	\$23,058.07
MOBILE MANOR SAVINGS -	\$14,058.07
MOBILE MANOR SOCIAL CLUB \$	3,655.36

MOTION TO ACCEPT SECRETARY'S & TREASURER'S REPORT
SECONDED AND PASSED

MOBILE MANOR INSURANCE LIABILITY BILL DUE: \$10,000
CURRENT PAYING MEMBERS: 145
QUORUM OF 43 PRESENT WITH PROXIES

NEW BUSINESS:

1. BY-LAW AMENDMENT VOTE IN ACCORDANCE WITH OUR EXISTING BYLAWS
JOHN HORAN & PAULINE LACOURSE
SEMANTIC/GRAMMATICAL CORRECTIONS
ARTICLE I MEMBERSHIP DEFINITIONS -
MEMBER DUES: RESIDENT OR OWNER OF A MOBILE MANOR PROPERTY
ARTICLE IV SEC. 7 SHOULD READ:
SPECIAL COMMUNITY MEETING
SECTION X
ON PROPER NOTICE THE BY-LAWS MAY BE AMENDED, ALTERED OR RESCINDED BY A
 $\frac{2}{3}$ VOTE
2. ALL IN FAVOR OF PASSING THE BY-LAWS AMENDMENTS:
18 PEOPLE IN FAVOR
4 OPPOSE
BY LAWS AMENDMENTS WERE PASSED

3. SOCIAL EVENTS
NANCY MCGRATH CHRISTMAS PARTY ON DEC. 18TH FROM 2-4
MELODY GOLF CART PARADE ON DEC. 24TH AT 321 LANTERN LN. BY 6PM
4. REPAIRS ON SHUFFLEBOARD COURTS AND CLEANING
DONE BY CLEAN & SEAL POWER WASHING WITH NO REPAIRS
5. RE-ORGANIZE SHUFFLEBOARD AND OFFICE SHEDS
CHARLENE WOMACK AND DAVE FIELD APPOINTED TO RE-ORGANIZE SHEDS
THE SCHEDULE IS DELAYED BUT WILL WORK ON THIS WEEK DEC.6-10TH
6. PUT ROOF OVER PAST CANS COLLECTION AREA FOR MORE STORAGE
CHARLES MORRIS APPOINTED TO FURTHER RESEARCH IF PERMITS ARE
NEEDED. THIS WILL BE DISCUSSED AT NEXT BOARD MEETING
7. BALLAST OF LIGHTS THROWN OUT COMMUNITY MEMBER (PAUL) CONCERN -
THIS WILL BE DISCUSSED AT THE NEXT BOARD MEETING
DEE REQUESTS ALL COMMUNITY CONCERNS BE IN WRITING SO AS TO NOT
HAVE NEGATIVE DISCUSSION AT THE COMMUNITY MEETING
8. DETERIORATED STREET SIGNS - ON GOING PROJECT: PAUL LACOURSE
SIGNS ARE BEING WORKED ON. WE CURRENTLY SPENT \$230 FOR BLANK
SIGNS, SOME SIGN ARE UP AND WILL CONTINUE TO FINISH THE REST
9. CLUB HOUSE AND OFFICE HURRICANE SHUTTERS
DAVE FIELD & JOHN HORAN
ALUMINUM MATERIAL MELODY DONATED WILL BE USED FOR SHUTTERS
MEASURED PANELS AND WE CAN USE WHAT WE HAVE
10. NEWSLETTER & CALENDAR UPDATE
NEWSLETTER WILL GO OUT WITH THE WATER BILLS
CALENDARS WILL BE PUT OUT 3 DAYS BEFORE THE 1ST OF THE MONTH
(SEE PAUL LACOURSE)
11. SECURITY UPDATES
RAY KUROWSKI - WANTED TO PUT UP STOP SIGN ON COACH LIGHT BECAUSE
OF SPEEDERS, BUT CAN NOT BECAUSE OF OUR PRIVATE ROADS
DECIDED TO ORDER SIGNS - "SLOW DOWN"
DEE SUGGESTS RE-VISIT FOR NEIGHBORHOOD WATCH PROGRAM AGAIN
RAY RECOMMENDS RUMBLE STRIPS DOWN ON CERTAIN ROADS, THIS WILL BE
DISCUSSED AT THE NEXT BOARD MEETING
EVERYONE SHOULD HAVE THE NON EMERGENCY NUMBER TO CALL OF ANY
SUSPICIOUS ACTIVITY IN MOBILE MANOR
NON EMERGENCY #239-477-1000

PAUL COMMUNITY MEMBER SUGGESTS MORE SECURITY CAMERAS ON BRIDGES AND ENTRANCES AND LIGHTS

CHARLENE WOMAK TO LOOK FURTHER INTO THIS AND WILL BE DISCUSSED AT NEXT BOARD MEETING

12. DRUG AWARENESS PROGRAM STILL REMAINS AN ON-GOING PROBLEM
13. INSURANCE CLAIM FOR CLUB HOUSE WAS DENIED AND LOOKING INTO LOCAL CHARLENE WOMAK LOOKING INTO FURTHER
14. VACANT LOT BEHIND SHUFFLEBOARD SHED, RESIDENT ENCROACHING ON MOBILE MANOR PROPERTY - 151 LANTERN LANE 0000710CE
JOHN HORAN IS FURTHER LOOKING INTO IT - WE HAD SURVEYOR COME OUT BUT THEY DID NOT SURVEY THE LOT AS OUR COMMUNITY IS NOT RECORDED IN THE COUNTY RECORDS
15. MOBILE MANOR WATER INC.

BILL WOTHERSPOON - HAD PHONE CONVERSATION WITH GREG WHO IS WORKING WITH US ON THIS PROJECT. THE DEPT. OF ENVIRONMENTAL PROTECTION FOR THE STATE HAS ASSIGNED MEGAN MAXWELL WHO IS WORKING ON CRUNCHING THE NUMBERS TO FINALIZE WITH OUR LOAN AND FORGIVENESS BUSINESS APPLICATION REGARDING EXPENSES FOR MOBILE MANOR WATER INC. AND SHOULD HAVE COMPLETED WITHIN THE NEXT 2-3 WEEKS. THAT WOULD THEN FINALIZE FINANCIAL COMPONENT AND WE CAN THEN WORK ON THE TECHNICAL PORTION OF THIS.

WE ARE LOOKING CLOSER AT MARCH OR APRIL BEFORE WE CAN GET THIS STARTED, STILL HURDLES TO GET THROUGH

JOHN HORAN - RECEIVED AN EMAIL STATING WE SHOULD HAVE THE TECHNICAL SPECS BY DECEMBER 18TH. MEGAN MAXWELL REQUESTED FINANCIAL DETAILS OF MOBILE MANOR FOR THE PAST 4 YEARS.

BY NEXT COMMUNITY MEETING WE SHOULD HAVE MORE INFORMATION ABOUT THE TECHNICAL SPECS OF OUR NEW WATER SYSTEM

16. JOHN HORAN SUGGESTED A MEETING TO REDO THE COMMUNITY ROADS
IT WILL COME IN THE FORM OF OUR TAX BILL FOR \$100 PER UNIT PER YEAR
AND THE COUNTY WILL ACT AS A BANK FOR \$325,000 TO REDO ALL THE ROADS

IT WILL BE LOCALLY CONTROLLED AND THE COMMUNITY WOULD NEED TO FORM A PANEL TO LOOK AT ALL THAT WE WILL NEED TO GET THIS DONE.

51% VOTE YES AND ALL WILL HAVE TO PAY (321 UNITS IN THIS COMMUNITY)

WE WILL LOOK FURTHER INTO THIS AFTER OUR WATER SYSTEM IS COMPLETE

17. RAY KUROWSKI STATED THE COUNTY HAS PUT IN BEETLES IN THE CANAL TO GET RID OF THE VEGETATION THAT IS GROWING. THE BEETLES DON'T SEEM TO BE WORKING WELL. NEED A DIFFERENT SOLUTION THAT WILL KILL THE VEGETATION WITHOUT KILLING THE ANIMALS

ADJOURNMENT: MEETING WAS ADJOURNED AT 3:35PM