

**MINUTES OF A COMMUNITY MEETING OF
MOBILE MANOR INC. AND MOBILE MANOR WATER CO. INC.
HELD AT THE COMMUNITY CENTER
JANUARY 4, 2024, 2:30 p.m.**

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

ABSENT: Randy Carson, Wayne Ryan

There were 15 members present at the meeting.

Secretary's Report

Linda Wotherspoon provided a report and advised that the minutes of the Board Meetings and the Community Meetings will be posted on the Mobile Manor website within 7 to 10 business days of the meetings. She advised that the minutes of the December Community meeting are on the website and in the office.

Treasurer's Report

Linda Wotherspoon provided the Treasurer's Report, in Wayne Ryan's absence, and provided the following bank balances as at November 30, 2023:

Mobile Manor Checking Account	\$ 9,888.18
Mobile Manor Savings Account	\$41,431.12 (Hurricane funds)
Mobile Manor Water Checking Account	\$14,637.06
Mobile Manor Water Savings Account	\$ 1,508.31
Mobile Manor Water Checking/Savings Account	\$ 1,000.00
Social Club	\$ 3,449.99

Linda Wotherspoon advised that the draft Budget would be available in the office on Monday, January 8, 2024 for review. Wayne Ryan was absent for personal reasons and the budget was not available at the meeting. If anyone has any questions regarding the draft budget, they can e-mail Wayne Ryan.

Dave Field moved, seconded by Pamela Hall to accept the Secretary's and Treasurer's Reports. Motion passed.

Clubhouse Access Cards

Linda Wotherspoon presented a report regarding the Clubhouse Access Cards. She advised that two quotes were received and the favorable quote was from Deedy Solutions in an amount of \$1,861.27. The access card system would include either access cards or key fobs and would be given to each paying member household. She advised that the clubhouse could be unlocked for periods of times when events were taking place (i.e. coffee and donuts, dinners, etc.). Linda Wotherspoon also advised that she had received a quote on a Building-to-Building Bridge to support the connectivity of the access

card system. The total amount is \$1,335.26. Since the internet was damaged by the hurricane, the cost of the new internet would be taken from the hurricane funds.

Social Club Rules

Kim Wojtanowski read Article IX of the By-laws regarding the Social Club and the Community Center.

Maintenance Fee Flyer

Pamela Hall referred to a flyer regarding maintenance fees and advised that this flyer would be an insert in the water bills. The flyer explains what expenses the maintenance fees cover and what paying members receive in return of payment of maintenance fees. She also thanked members for paying their fees and encouraged non-paying members to consider paying.

Non-Compliance of By-laws

Bill Wotherspoon referred to Article V, Section 16 of the By-laws regarding the procedure to follow when residents are making formal complaints against the Board or Board members.

Water System Update

Bill Wotherspoon provided an update on the water system and advised that the project is 25% complete. He also advised that the tentative completion date is March 10th, 2024 and a four week “look ahead” was posted on the Mobile Manor website.

Ballots for Officer and/or Director Positions

Kim Wojtanowski advised that ballots were available for anyone interested in the Board officer and/or director positions and must be submitted to the office before midnight January 4, 2024.

Other Business

Kim Wojtanowski advised the community that Randy Carson’s sentencing hearing would be on January 22, 2024 at 1:30 p.m., Court Room 8A. Kim encouraged community members to attend the hearing in support of Randy. She also advised that Karen and Nancy McGrath were taking care of Randy’s dog and anyone wishing to donate money to help the McGrath’s care for the dog would be very much appreciated.

There was a motion to close the community meeting.