

MOBILE MANOR INC.
BOARD MEETING MINUTES
DECEMBER 22, 2021

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

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

SECRETARY'S REPORT: KIM WOJTANOWSKI READ BOARD MEETING MINUTES FROM NOVEMBER 17, 2021

TREASURER'S REPORT: READ BY PAUL LACOURSE

MOBILE MANOR INC. - \$16,296.78
MOBILE MANOR WATER - \$22,642.88
MOBILE MANOR SAVINGS - \$14,058.07
MOBILE MANOR SE - \$3,358.63

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

MOTION TO ACCEPT BY-LAW CHANGES - ALL IN FAVOR

PRESIDENT'S NOTE TO LIMIT DISCUSSIONS TO 5 MIN. RESIDENT'S MAY SPEAK WHEN ASKED BY A BOARD MEMBER WITH A SPECIFIC QUESTION. ALL OTHER CONCERNS MUST BE IN WRITTEN FORM AND GIVEN TO THE OFFICE FOR FURTHER DISCUSSION AT NEXT BOARD MEETING WITH A RESPONSE AT THE NEXT COMMUNITY MEETING

MOTION TO PASS - ALL IN FAVOR WITH A LIMIT OF 3 MIN DISCUSSION

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.

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

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 FEE AND WHAT IT COVERS

- ALL IN FAVOR TO DISTRIBUTE TO HOMEOWNERS

DISCUSSION OF MEDICAL EQUIPMENT LOAN TO RESIDENTS -

MELODY FIGHTMASTER WILL BE THE APPOINTED PERSON TO CONTROL AND MAINTAIN FOR 2 YEARS FOR A SUM OF \$1 DOLLAR PER YEAR - TRIANGLE PARK SHED - LEASE TO BEGIN JANUARY 1, 2022

MOTION TO APPROVE - ALL IN FAVOR IMMEDIATE POSSESSION

1. SOCIAL EVENTS - NANCY MCGRATH

MEMBERS CAN CONTINUE TO USE CLUBHOUSE FOR PARTIES AND ASK THAT MEMBER PAYS A \$50 DEPOSIT AND DEPOSIT WILL BE RETURNED AFTER CLUB HOUSE IS CHECKED AND CLEANED UP THE WAY IT WAS LEFT.

MOTION IN FAVOR OF DEPOSIT FOR CLUB HOUSE

- 4 MEMBERS APPROVE AND 2 MEMBERS OPPOSE - PASSED

2. CHRISTMAS PARTY WAS A SUCCESSFUL TURNOUT WITH 64 ATTENDING AND WILL CONTINUE WITH A CHRISTMAS PARTY EVERY YEAR.

ALONG WITH THIS TURN OUT WE ARE GOING TO HAVE A NEW YEARS PARTY ON DECEMBER 31ST FROM 8PM-MIDNIGHT AT \$5.00 PER PERSON TO ATTEND, APPETIZER OR SNACKS TO SHARE. MUSIC WILL BE PROVIDED, 50/50 DRAW AND PRIZES. BYOB - ICE WILL BE PROVIDED

3. DISCUSSION TO START BACK UP WITH THE SOCIAL GATHERING OF COFFEE & DONUTS ALONG WITH BINGO AND CARDS - WILL BE BROUGHT UP AT COMMUNITY MEETING TO SHOW HANDS OF INVOLVEMENT(AT LEAST 12 VOLUNTEERS NEEDED) IF TO START THESE ACTIVITIES BACKUP AND WILL BE IN THE MOBILE MANOR NEWSLETTERS FOR FURTHER DETAILS, ALSO SUGGESTIONS FOR COMMUNITY VOLUNTEER PROJECTS

4. REPAIRS ON SHUFFLEBOARD COURTS

*PAUL LACOURSE TO TAKE CARE OF CLEANING UP COURTS, NO REPAIR DUE TO NO INVOLVEMENT

THIS MATTER IS CLOSED

5. REORGANIZATION OF COMMUNITY SHEDS

CHERYL WOMAK - CLEANED UP AND WOULD LIKE TO STAY THIS WAY. WE ASK MEMBERS TO PLEASE KEEP IT THE WAY IT IS NOW.

6. ROOF OVER PAST CANS COLLECTION AREA FOR MORE STORAGE
*CORRUGATED FIBERGLASS - THIS MATTER IS TO BE DISCUSSED IN FUTURE
THIS MATTER IS CURRENTLY CLOSED
7. DETERIORATED STREET SIGNS -
MOST COMPLETE AND ONLY COST \$336 TO FINISH
8. SAFETY ISSUES STILL CONCERN OF SPEEDERS
9. HURRICANE SHUTTERS ON CLUB HOUSE & POSSIBLY OFFICE - DAVE FIELD - WE ARE
LOOKING AT \$300 TO CONSTRUCT AND PUT UP SHUTTERS WILL BE DELAYED UNTIL
WE HAVE THE MONEY TO START THIS PROJECT MOTION TO DELAY - HAS BEEN
APPROVED
10. INSURANCE CLAIM FOR CLUBHOUSE ROOF DAMAGE FROM WINDSTORM - CHARLENE
WOMAK TO APPEAL DENIED CLAIM AND HAVE TALKED TO AN ATTORNEY TO WIN
OUR CLAIM - ONLY FUNDS FOR ATTORNEY WILL BE GIVEN IF CLAIM IS WON - MORE
DISCUSSION ON THIS AFTER THE HOLIDAYS
11. LETTER OF COMPLAINT FROM A COMMUNITY MEMBER HAS BEEN READ TO THE
BOARD AND WILL ADDRESS WITH A RESPONSE WITHIN 30-45 DAYS, END OF
JANUARY
12. 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 - UPDATE AT NEXT BOARD MEETING
LATE FEES AND LIENS TO BE ADDRESSED TO THOSE WHO ARE
DELINQUENT ON THEIR WATER BILLS
*MORE DISCUSSION AT NEXT BOARD MEETING

ADJOURNMENT: MEETING WAS ADJOURNED AT 4:37PM