

MOBILE MANOR INC./WATER

BOARD MEETING MINUTES

APRIL 23,2019

ROLL CALL: PRESIDENT WARE CALLED THE MEETING TO ORDER AT 2:30PM

PLEDGE/INVOCATION: PAUL SAID THE PRAYER

ROLL CALL: PRESIDENT WARE, VP WARYASZ, TREASURER GILLISPIE, SECRETARY LACOURSE, DIRECTORS JOHN HORAN, BEVERLY BOYLAN, KEN DOOLIN, SONDRHA HALE

SECRETARY REPORT:

PAULINE READ THE MINUTES FROM 3/26/19, FALK MOTIONED TO ACCEPT THE MINUTES AS READ RODNEY 2ND THE MOTION AND WAS ACCEPTED, MOTION CARRIED.

TREASURER REPORT:

HELEN GAVE THE BALANCES OF THE ACCOUNTS, MOBILE MANOR INC. IS \$42,991.44, MOBILE MANOR SAVINGS IS \$14, 054.54, WATER IS \$28,428.30, 145 PAYING MEMBERS 170 PROJECTED. SHE MENTIONED THAT WE HAVE A COPY OF MARTHA AMUNDSON'S BILL FOR THE DAMAGE THAT SHE HAS ON HER CAR DUE TO A POTHOLES FOR \$526.29. ALL OF THESE POTHOLES NEED TO BE FIXED ASAP. SHE HANDED THE BOARD A BUDGET REPORT THAT SHOWS THAT WE NEED AT LEAST \$59,040 TO PAY ALL OF OUR EXPENSES WHICH DOES NOT INCLUDE ROAD, RESERVE, AND MISC EXPENSES. WE NEED AT LEAST 138 PAYING MEMBERS PER YEAR JUST TO MAINTAIN THE \$59,040. FALK MOTION TO HAVE THE TREASURER'S REPORT BE ACCEPTED AND PAULINE 2ND MOTION CARRIED.

NEW BUSINESS:

MSTBU:

JOHN BROUGHT UP THE PETITIONS FOR THE ROAD IS READY ALONG WITH AN INTRODUCTION LETTER TO GO WITH IT. HE MADE A MOTION TO HAVE A DISCUSSION ON THE PETITION AND LETTER TO BE APPROVED BY THE BOARD. HELEN SAID SHE IS HAVING A PROBLEM WITH THE LETTER ABOUT REDUCING OUR MAINTENANCE FEES TO \$20/MO AND DID NOT WANT THAT TO GO INTO THE LETTER. SHE FEELS THAT WE NEED TO CONTINUE GETTING \$28 PER MONTH BECAUSE OF THE EXPENSES WE HAVE. JOHN STRONGLY FEELS THAT THIS WOULD BE AN INCENTIVE FOR PAYERS. THIS IS NOT A DONE DEAL AND WOULD HAVE TO BE APPROVED BY THE MEMBERSHIP. HE FEELS THAT WE SPEND AT LEAST THAT MUCH ON THE ROAD REPAIRS. THIS WOULD BE ABOUT \$13,920 REDUCTION IN OUR INCOME BASED ON 145 PAYING MEMBERS. JOHN WANTS TO LOOK INTO THE BUDGET AGAIN AND SEE IF WE CAN CUT SOME OF OUR EXPENSES. HELEN PROPOSED A MOTION TO TAKE OUT THIS PART OF THE LETTER AND NOT SHOW THE AMOUNT THAT COULD BE REDUCED, RODNEY 2ND THIS MOTION, HE FEELS THAT IF WE TELL PEOPLE THAT WE MIGHT REDUCE THEIR FEES THIS WOULD SOUND AS A DONE DEAL. SONDRHA SUGGESTED THAT WE COULD WORD IT AS FEES MAY BE REDUCED AFTER A STUDY OF THE BUDGET TO SEE IF IT IS POSSIBLE.

JOHN RECINDED HIS MOTION AND HELEN'S MOTION WAS PUT TO A VOTE AND THE VOTE WAS 7-1 IN FAVOR. FALK ASKED IF THERE WERE ANY OPPOSITION, JOHN WAS VERY STRONGLY OPPOSED TO THE

MOTION. THERE WERE NO OTHER OPPOSITION SO THE MOTION WAS CARRIED. KEN MADE A COMMENT THAT WE NEED TO GET THE WATER LINES DONE BEFORE WE START ON THE ROADS

BYLAWS:

JOHN REPORTED THAT WE HAD OUR THIRD PROBABLY OUR FINAL MEETING ON 3/17/19 AND THE PROPOSED BYLAWS ARE ON THE WEBSITE. THE CHANGE PARTIALLY DEALS WITH EMERGENCY FUNDING OVER \$2,000 CAN BE SPEND ONLY UNDER EMERGENCY. WE ARE HOPING THAT THE BYLAWS WILL BE READY FOR THE NOVEMBER COMMUNITY MEETING. WE ENCOURAGE EVERYBODY TO GO TO OUR WEBSITE AND CHECK IT OUT, WE HAVE THE BYLAWS AND ALSO ALL THE INFORMATION OF THE MSTBU.

COMMUNITY WATCH:

BEVERLY REPORTED THAT SHE HAS SPOKEN WITH THE CRIME DIVISION AND THEY HAVE AGREE TO COME HERE TO TALK TO THE MEMBERSHIP BETWEEN OCTOBER AND NOVEMBER.

HISTORICAL:

BEVERLY HAS SPOKEN WITH SOUTHWEST FLORIDA HISTORICAL SOCIETY TO RESEARCH THE HISTORY OF OUR PARK, NOTHING SO FAR. SHE WAS REFERRED TO A PERSON WORKING FOR THE CITY CLERK OFFICE. SHE WILL BE GIVING ME SOME INFORMATION ALONG WITH NEWSPRESS. I'VE CHECK WITH LINT & DOYLE, WHICH IS A LARGE BUILDING MOVING COMPANY, THEY HAVE NOTHING SO IT MIGHT BE ANOTHER COMPANY THAT MOVED OUR CLUBHOUSE HERE.

LANDSCAPING:

MOST OF THE LANDSCAPING HAS BEEN DONE, WE WILL BE DOING THE FINAL PHASE NEXT SATURDAY. DURING THE SUMMER WE WILL BE GETTING BIDS ON A FENCE TO BE ERECTED IN FRIENDSHIP PARK SO WE CAN BRING IT TO THE BOARD IN THE FALL.

SHE WANTS TO REMIND THE RENTERS ABOUT THE DOG LEACH LAW IN FORT MYERS, THERE HAVE BEEN DOGS WITHOUT LEACHES AROUND THE PARK, WE DON'T WANT ANYONE TO BE ATTACK BY ANY DOGS.

CODE OF ETHICS:

BEVERLY SUGGESTED THAT WE ADD THE CODE OF ETHIC TO OUR BOARD SO THE MEETINGS CAN RUN SMOOTHLY WITH NO SWEARING OR OTHER PROBLEMS THAT WOULD BE PART OF THE CODE OF ETHICS. I HAVE A COPY OF IT AND WILL MAKE A COPY FOR THE REST OF THE BOARD.

FALK MENTIONED AGAIN ABOUT THE HOUSE # BE ADDED TO LEFT SIDE OF THE DRIVEWAY, HE SUGGESTED WHEN WE AROUND WITH THE PETITION, WE ALSO HAVE A FORM ASKING THE OWNER IF WE CAN DO THIS. THEY WILL NEED TO EITHER SAY YES OR NO AND SIGN IT. THIS WOULD HELP WHEN EMS OR ANY OTHER PEOPLE LOOKING FOR AN ADDRESS BE ABLE TO SEE THE NUMBER EASILY.

JOHN ALSO BROUGHT UP THAT WE ARE LOOKING INTO A BACKGROUND CHECK FOR THE LANDLORDS HERE IN THE PARK WHICH WOULD HELP THEM KNOW ABOUT THE RENTERS BEFORE THEY COME IN. THIS IS A PROGRAM THAT WE WOULD NEED TO PURCHASE AND HE WILL CHECK AND SEE WHAT THE COST WOULD BE.

WATER:

WE ARE STILL WAITING TO HEAR FROM STAN FROM RURAL WATER TO SET UP A TIME FOR HIM TO COME HERE AND CHECK FOR LEAKS.

WE ARE HIRING NEXT PLUMBING TO FIX OUR WATER LEAKS AND WATER PRESSURE PROBLEMS HERE IN THE PARK. WE ARE WORKING ON THESE PROBLEMS AND WOULD LIKE THEM DONE BEFORE THE FALL.