

**MOBILE MANOR INC**  
**BOARD MEETING**  
**2/19/2020**

CALL TO ORDER: FALK WARE CALL MEETING TO ORDER AT 2:30PM

ROLL CALL: FALK WARE PRESIDENT, RODNEY WARYASZ VP, RAYMOND PENCHEREK TREASURER, ETHEL CARTER SECRETARY, DIRECTOR AT LARGE PAUL LACOURSE, KEN DOOLIN, KEN BOYLAN. ABSENT SONDRHA HALE, ADDED TO BOARD MEETING INCOMING NEW BOARD MEMBERS, BERVERLY BOYLAN PRESIDENT ELECT, RICK GILLISPIE INCOMING TREASURER, KARLA GENTRY SECRETARY, INCOMING DIRECTORS CHARLES MASHBURN, CHARLES MORRIS, BILL WOTHERSPOON.

SECRETARY REPORT: RECORDED AND AVAILABLE IN OFFICE

TREASURER REPORT: RAYMOND REPORTED BALANCES IN MMI AS \$42,678.23, WATER AS \$25,341.54 AND \$14,055.61 IN MMI SAVINGS. DISCUSSION OF PHANTHOM LOAN: NO PAPERWORK FOUND, VAN DAVIS SAYS WE CAN WRITE OFF \$5,000 A YEAR UNLESS MMI AND WATER MERGE IN WHICH CASE COMPLETE LOAN CAN BE WRITTEN OFF.

OLD/NEW BUSINESS: RESIGNATIONS ACCEPTED FOR BEVERLY AS DIRECTOR. PAUL QUESTIONED RESCISSION OF JOHN HORAN'S RESIGNATION. ROBERT'S RULE STATES MEMBERS HAVE UNTIL THE DAY OF NEXT MEETING TO RESCIND THEIR RESIGNATION AND MUST DO SO IN WRITING. JOHN WROTE OUT HIS RESCISSION AND REMAINS ON BOARD. KEN BOYLAN ALSO RESCINDED HIS RESIGNATION. PAULINE SAYS THAT HELEN LEFT HER WRITTEN RESIGNATION IN OFFICE.

DISCUSSION ABOUT ORDERING AND PLACING SIGN IN FRONT OF OFFICE BUILDING STATING ADDITIONAL MEMBER BENEFITS AND ALSO LOCATION OF WATER COMPANY. PAUL SUGGESTED PUTTING ON HOLD FOR THE NEW BOARD. JOHN STRESSED GETTING SIGNS IN PLACE BEFOR SNOWBIRDS START LEAVING TO ATTRACT NEW MEMBERS. BOARD APPROVED PURCHASE OF SIGNS. JOHN MADE A MOTION TO SPENDING UP TO \$400 FOR PURCHASE OF SIGNS. KEN SECOND IT, BOARD PASSED THE MOTION. WILL CONSULT LARRY ABOUT PLACING SIGNS.

BRIDGE UPDATE: DISCUSSION ABOUT STATE OF BRIDGE WITH SOME MEMBERS SAYING BRIDGE WILL COLLAPSE WHEN SUMMER RAINS BEGIN AND OTHERS SAYING ONLY MINOR REPAIRS ARE NEEDED. FALK SAYS SOMEONE WILL CHECK WITH LEE COUNTY TO SEE WHETHER WE NEED TO CONSULT WITH A STRUCTURAL ENGINEER OR WHETHER WE CAN MAKE THE REPAIRS OURSELVES. OTHER PROBLEM IN WATER LINE GOING UNDER BRIDGE AND IF BRIDGE GOES THE WATER LINE WILL ALSO GO. KEN DOOLIN SUGGESTS MOVING THE WATER LINES. KEN DOOLIN ALSO SAYS OTHER BRIDGE NEEDS MINOR REPAIRS BEFORE THEY TURN INTO MAJOR REPAIRS. FALK PROPOSES GETTING INFO AND PERMITS BEFORE RAINY SEASON. KEN BOYLAN

MADE A MOTION TO ALLOCATE \$1,000 TO HIRE AN ENGINEER, JOHN SECON THE MOTION AND THE MOTION PASSED. TWOFOLD PROJECT----BRIDGE AND WATER LINE.

ANNUAL AUDIT: PAUL SAYS VAN DAVIS BALANCES BANK STATEMENTS EVERY MONTH AS WELL AS PAULINE. PAULINE KEEPS TRACK DAILY OF ALL PAYMENTS GOING OUT AND MAKES SURE THERE IS AN INVOICE FOR EVERY PURCHASE. PAUL SUGGEST CHECKING WITH VAN DAVIS TO SEE IF WE ALREADY MEET CRITERIA TO SATISFY BYLAWS. BUTCH SAYS WE NEED A COMMITTEE OF THREE AS IN THE PAST TO CHECK VALIDITY OF EACH VOUCHER AND MATCH VOUCHER TO PROPER ENTRY TO KNOW IF VALID OR NOT. ONE PEROSN CHECKING STATEMENT, ONE PERSON CHECKING ENTRY AND ONE PERSON LOOKING AT VOUCHERS. BUTCH AGREE TO BE ON THE COMMITTEE WITH CONDITION THAT TIM BURCHFIELD IS ALSON ON COMMITTEE. JUDY PENCHEREK MAKES THREE.

MOBILE MANOR WATER CO., INC.

PRESIDENT COMMENTS AND JOINT BOARD DISCUSSION: 6 COMPLETED UNDER ROAD REPLACEMENT OF PIPES WITH 4 MORE UP IN THE AIR. IRON PIPES STILL NEED TO BE LOOKED AT. ROADS NEED MARKED TO SHOW WHERE SHUT OFF VALVES ARE. SCHEDULE FOR SHUT OFF VALVE EXCERSISE. BOTTLE WATER STORAGE AVAILABLE FOR EMERGENCY WATER SHUT OFF, BOOK OF INFORMATION FOR RESIDENTS TO HELP WITH MAINTENANCE SUCH AS TIE DOWNS, RIDX IN SEPTIC TANKS ETC THAT RESIDENTS MAY NOT BE FAMILIAR WITH.

ADJOURNED: PRESIDENT WARE ADJOURNED MEETING AT 5PM