

**MOBILE MANOR COMMUNITY MEETING
DECEMBER 6, 2018
193 PAYING MEMBERS, NEED 25 FOR A QUORUM**

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

PLEDGE/INVOICATION: JUNE JACOBSON SAID THE PRAYER

ROLL CALL:

PRESIDENT WARE, VP WARYAZS, SECRETARY LACOURSE, TREASURER GILLISPIE, DIRECTOR AT LARGE HORAN, WOMACK, DIRECTOR HALE AND COMBS ABSENT

SECRETARY REPORT;

PAULINE LACOURSE READ THE MINUTES FROM NOVEMBER 1ST, 2018 COMMUNITY MEETING AND NOVEMBER 27TH, 2018 BOARD MEETING. FALK WARE MOTION TO ACCEPT THE MINUTES AS READ AND RODNEY WARYAZS 2ND THE MOTION AND IT WAS ACCEPTED.

TREASURER REPORT:

HELEN GILLISPIE REPORTED THAT THE MOBILE MANOR INC. CHECKING ACCOUNT WAS \$39,676.69, THE SAVINGS ACCOUNT IS \$12,146.74, AND THE MOBILE MANOR WATER ACCOUNT IS \$20,914.49. SHARON MADE A MOTION TO APPROVE THE TREASURER'S REPORT AND IT WAS 2ND AND ACCEPTED.

ACTION TAKEN:

DIRECTOR HORAN READ THE REVIEW OF MEETING GUIDELINES AND EXPLAINED IT TO THE MEMBERS. THESE GUIDELINES HAVE BEEN APPROVED BY THE BOARD.

DIRECTOR HORAN HAS REQUESTED A LOCAL FORT MYERS INSURANCE BROKER TO LOOK INTO OUR INSURANCE POLICIES AND GIVE US SOME QUOTES. AT THIS TIME, WE ARE INSURED FOR A SWIMMING POOL THAT WE DO NOT HAVE, THE BOARD ARE MAKING DECISIONS TO SEE IF WE CAN SAVE MONEY AND GET GOOD COVERAGE THAT WE NEED. JOHN MENTIONED THAT WE SHOULD BE GETTING A QUOTE IN THE NEXT FEW WEEKS.

JOHN HORAN SUGGESTED THAT WE HAVE THE LANDLORD/OWNER CO SIGN WITH THEIR TENANTS ON THE WATER APPLICATIONS. THE TENANTS IS OBLIGATED TO PAY THE WATER BILLS BUT IF THEY LEAVE WITHOUT PAYING THEN IT WILL BE THE RESPONSIBILITY OF THE OWNER. THIS SUGGESTION WAS VOTED BY THE BOARD AT THE BOARD MEETING AND WAS APPROVED. THE TENANTS ARE STILL OBLIGATED TO GIVE \$100 DEPOSIT ON THE WATER.

COMMITTEE REPORT: SOCIAL CLUB

PAUL LACOURSE REPORTED THAT THE BEGINNING BALANCE IN THE SOCIAL CLUB ON 10/29 AS \$4,760.56 AND \$91.10 IN PETTY CASH, END BALANCE AS OF 12/06 IS \$4,952.63.

RICK GILLISPIE REPORTED THAT THE COFFEE AND DONUTS ON SATURDAY MORNING ARE GOING VERY WELL WITH 20-30 PEOPLE ATTENDING.

THANKSGIVING DINNER WAS A SUCCESS, THEY TOOK IN \$459 INCLUDING DONATIONS AND MADE \$321.92.

UPCOMING ACTIVITIES ARE ON DECEMBER 12 AN OPEN HOUSE PARTY AT MELODY FIGHTMASTER'S HOUSE FROM 6PM TO WHATEVER, EVERYONE IS WELCOME.

DECEMBER 16 HELEN IS HAVING A CRAZY SOCK EXCHANGE \$5 SLOPPY JOE MEAL AND BRING A DESERT. EACH OF YOU BRING A PAIR OF WOMEN AND MEN SOCK FILLED WITH GOODIES.

DECEMBER 19 THEY ARE MEETING AT THE CLUBHOUSE AND WE ARE ALL GOING TO CRACKER BARREL TIME TO MEET AT 3:30 PM.

AS OF DECEMBER 17, SHUFFLEBOARD IS STARTING EVERY FRIDAY AT 1PM

LINE DANCING HAS STARTED EVERY TUESDAY AND THURSDAY FROM 10AM TO 11:15AM.

CHRITMAS PARADE ON 12/24 6 PM AT MELODY'S HOUSE THEN AFTER WILL HAVE COOKIES AT CLUBHOUSE.

NEW YEAR DANCE WILL BE AT 9-12PM COST \$5 AND BRING A DISH TO SHARE.

RICK THANKED EVERYBODY FOR HELPING OUT.

COMMITTEE: NOMINATING COMMITTEE

THE NOMINATION COMMITTEE ARE PAUL LACOURSE, MELODY FIGHTMASTER, AND NACY MCGRATH.

PAUL ASKED EACH MEMBERS OF THE BOARD TO AFFIRM THAT THEY WOULD LIKE TO RUN FOR THE OFFICE THAT THEY ARE PRESENTLY OCCUPING. EVERYONE ANSWERED YES, CHARLENE WOMACK ANSWERED THAT SHE WAS UNDECIDED AT THIS TIME. PAUL STATED THAT HE NEEDED AN ANSWER BY SATURDAY 12/8/2018, HE WOULD GET A HOLD OF STEVE COMBS TO SEE IF HE WANTED TO RUN. JOHN HORAN AND SONDRAL HALE'S TERM ARE NOT ENDING TILL 2/28/2020.

PAUL GAVE THE NAME OF THE PEOPLE WHO HAVE DECIDED TO RUN FOR DIRECTOR AT LARGE.

KEN DOOLIN – KEN BOYLAN – EHEL CARTER – NANCY MCGRAFT

NEW BUSINESS:

PRESIDENT FALK DISCUSS HAVING THE CHURCH CONTINUE TO HAVE THEIR SERVICE HERE AT THE CLUBHOUSE EVERY SUNDAY. JOHN SAID THAT OUR INSURANCE WOULD MOST LIKELY COVER ANY LIABILITY BUT RODNEY MENTION THAT THERE ARE SOME LEGALITY ABOUT HAVING THEM ADVERTISING ON THE INTERNET AND HAVING STRANGERS COMING TO USE OUR FACILITIES. SOMETHING WAS MENTIONED ABOUT RENTING BUT THAT IS NOT PERMITTED FROM A NON-PROFIT CORPORATION. THE MEMBERS VOTED TO NOT CONTINUE HAVING THE CHURCH SERVICE AND IT PASSED. IF WE DECIDE TO HAVE SERVICES IN OUR COMMUNITY CENTER IT WILL BE ONLY FOR THE MEMBERS.

JOHN BROUGHT UP THE FACT THAT OUR ARTICLES OF INCORPORATION STATES THAT ALL MEMBERS NEED TO PAY \$500 ONE TIME MEMBERSHIP FEE. THE BYLAWS STATE THAT THE MAINTENANCE FEES ARE \$28/MONTH. THIS IS A CONTRADICTION AND WE NEED TO CHANGE THE ARTICLES OF INCORPORATION. IN 1962 THE DEVELOPERS MAY HAVE BEEN THINKING OF BECOMING AN HOA, BUT IT WAS SET UP AS A SUBDIVISION. YOU WILL BE ABLE TO VOTE ON THIS ON THE BALLOT FOR FEBRUARY.

THE BOARD WILL BE MAKING SOME CHANGES IN THE BYLAWS BUT THAT WON'T HAPPEN UNTIL 2020.

SONDRA IS INTERESTED IN SETTING UP A WELLNESS PROGRAM TO HELP PEOPLE IN THE PARK THAT NEED HELP. RODNEY SPOKE FOR SONDRA THAT SHE FELT SO BAD THIS PAST YEAR WHEN TWO OF OUR MEMBERS PASSED AWAY ALONE IN THEIR HOUSE AND ONE OF THEM TOOK 6 WEEKS BEFORE HE WAS DISCOVERED. SHE WANTS TO START A COMMITTEE TO SEE WHAT CAN BE DONE AND WOULD LIKE ANYONE INTERESTED IN HELPING GET IN TOUCH WITH HER.

SONDRA HAS ALSO MENTIONED ABOUT PUTTING A SIGN ON THE CLUB HOUSE STATING THAT NO ANIMALS ARE ALLOWED UNLESS THEY ARE REGISTERED. CHARLENE VOLUNTEER TO LOOK INTO IT.

STUDY ITEMS:

FALK SPOKE OF REPLACING UN-READABLE METERS AS NEEDED, ALSO REPAIR LEAKING VALVES AND PIPES.

RODNEY SPOKE ABOUT ROAD MAINTENANCE, AT THIS TIME WE HAVE \$2,500 LEFT IN 2018 BUDGET FOR ROADS. THE TREASURER AND THE BOARD ARE REVIEWING THE BUDGET TO SEE IF WE CAN CUT EXPENSES SOME PLACE AND PUT MORE MONEY INTO THE ROADS. WITH THE HELP OF VOLUNTEERS, WE CAN SOLVE SOME OF THE PROBLEMS LIKE REPAIRING THE HOLES IN THE ROAD. I APPRECIATE ALL THE HELP WE CAN GET AND SUGGESTIONS.

THE CLUB HOUSE LIGHTS ARE BEING WORKED OON NOW BY JOHN AND FALK.

SIGN UP SHEETS WILL BE AVAILABLE SOON FOR THE COMMITTEE PARTICIPATION AND PROJECT SUGGESTIONS.

WILL BE MAKING A LIST OF VENDORS TO POST IN THE OFFICE, IF ANYONE HAS ANY SUGGESTIONS PLEASE LET PAULINE LACOURSE KNOW.

WE ARE NOW OFFERING SOME SEMINARS AFTER COFFEE AND DONUTS STARTING THIS SATURDAY 12/8 SEMINAR WILL BE ON CPR.

COMMUNITY OUTPUT:

KEN BOYLAN BROUGHT UP THE FACT THAT THE TV HAD BEEN DONATED TO THE SOCIAL CLUB AND WAS DISCARDED AND SOMEONE IN THE PARK PICKED IT UP AND APPARENTLY IS WORKING.

CHARLENE ANSWERED KEN THAT THE TV WAS NOT WORKING, AND SHE PHONED TWO TECHNICIANS AND WAS TOLD THAT THERE WAS TWO THINGS WRONG, ONE WOULD COST \$300 TO REPAIR AND DID NOT GET A PRICE ON THE 2ND. SHE AND THE OTHERS THAT WERE WITH HER DECIDED TO DISCARD THE TV BECAUSE IT WAS NOT WORTH THE MONEY TO FIX.

FALK BROUGHT UP THE BILLING AND SAID THAT THE NUMBERS ON THE READING WERE CORRECT. THE BILLING HAS BEEN INCONSISTENT FOR THE PAST YEAR, BUT WE ARE IN THE PROCESS OF CORRECTING THIS SO WE CAN MOVE ALONG AND HAVE EVERYTHING GOING WELL. JOANN HAS WORKED VERY HARD WITH ME TO GET THE BILLING CORRECTED, SOME PEOPLE HAVE BEEN UNDERCHARGED AND SOME OVERCHARGED. JOHN STATED THAT WE ARE REQUIRED TO BILL CORRECTLY. WE CANNOT UNDERCHARGE OR OVERCHARGE. IF YOU ARE HAVING AN ISSUE WITH THE BILLS PLEASE LET JOANN KNOW AND SHE WILL HAVE FALK CALLIBRATE YOUR METER AND ALSO CHECK FOR LEAKS. FROM YOUR METER TO YOUR HOUSE IS THE CUSTOMER'S RESPONSIBILITY. IF YOU HAVE A PROBLEM, WE WILL DO OUR BEST TO ANSWER YOUR QUESTIONS.

ROBERT NELSON HAD A QUESTION ON WHY HE RECEIVED THE BILL THIS TIME WITH HIS DECEASED AUNT'S NAME ON THE BILL?

FALK EXPLAINED THAT WHEN THE RECORDS WERE COPIED TO THE FILE THE OLD NAMES AND ADDRESS WERE TRANSFER INSTEAD OF THE CORRECTED ONE. JOANNE HAS ALSO BEEN TRYING TO CORRECT THE PROBLEM THAT WAS DONE PRIOR TO HER AND PAULINE WORKING IN THE OFFICE.

ROBERT'S NEXT QUESTION WAS WHETHER WE WERE FINDING ANYTHING CURIOUS THAT HAD BEEN HAPPENING?

JOHN HORAN TOLD HIM THAT MOBILE MANOR INC. IS IN GOOD CONDITION, BUT THE WATER IS A DISASTER. THE BOARD HAS FOUND NO EVIDENCE OF FRAUD OR CRIMINAL ACTIVITY. THERE WAS NO WRONG DOING, BUT WE BELIEVE THAT IT WAS ONLY INCOMPENTANCY AND WE ARE TAKING THIS MATTER SERIOUS AND ARE WORKING VERY HARD

IN GETTING IT RESOLVED. JOANNE AND PAULINE ARE REALLY LOOKING INTO THE OFFICE AND THEY STILL HAVE A LOT OF WORK AHEAD OF THEM, BUT WE ARE CONFIDENT THAT EVERYTHING WILL COME TOGETHER AND GET BETTER.

ROBERT WAS SATISFIED WITH JOHN'S ANSWER.

THERE WERE A FEW QUESTIONS ABOUT THE OWNERSHIP OF THE ROAD HERE IN MOBILE MANOR PARK.

JOHN MENTIONED THAT OUR ROAD IS AN EASEMENT FOR EVERYONE IN THE PARK. ALTHOUGH EVERYONE OWNS HALF OF THE ROAD, EVERYONE CAN USE IT. IN THAT WAY WE ARE ALL RESPONSIBLE FOR IT'S MAINTENANCE BUT IT'S HOW TO ENFORCE IT.

JOHN MENTIONED A PROGRAM CALLED LID WHERE THE COUNTY GIVES US A LOAN TO FIX ROADS LIKE \$30,000 PER YEAR THEN THEY PUT IT ON YOUR TAXES \$100 TO PAY OFF THE LOAN. NON PAYERS WOULD BE FORCED TO PAY EQUAL PAYMENT FOR THE ROAD REPAIRS WHICH IS ONLY FAIR. THE MAINTENANCE PAYERS SHOULD NOT BE EXPECTED TO PAY FOR ALL EXPENSES FOR ROAD MAINTENANCE.

THE BOARD WANTS TO THANK RICK GILLISPIE, KEN BOYLAN AND KEN DOOLIN FOR THE WONDERFUL JOB THEY DID FIXING THE SHED NEXT TO THE OFFICE, POWER WASHING THE WALK AT THE COMMUNITY CENTER PROPERTY AND REPAIRING THE BENCH IN FRONT OF THE CLUB HOUSE. THANK YOU FOR ALL OF YOUR HARD WORK ON KEEPING THE COMMUNITY LOOKING GOOD.

DONALD MORRISON HAS MADE SOME GREAT SUGGESTIONS THAT THE BOARD WILL LOOK INTO AND WILL CALL UPON HIM FOR HIS EXPERTISE. THANK YOU DONALD.

HELEN GILLISPIE ASKED THE BOARD TO PAY PAULINE FOR WORKING IN THE OFFICE AND KEEPING EVERYONE FROM AN EMERGENCY. THE BOARD CAN'T GET PAID BECAUSE IT IS AGAINST THE STATE LAW.

I, PAULINE, AM HONOR AND APPRECIATIVE THAT MY HELP DID NOT GO UNOTICED DURING THIS CRISIS AT THE MOBILE MANOR OFFICE, AND I WILL ALWAYS BE WILLING TO OFFER MY ASSISTANCE IF NEEDED IN THE FUTURE. ONCE AGAIN THANK YOU FOR YOUR TRUST AND CONFIDENCE.

MOTION WAS MADE TO ADJOURN THE MEETING BY RICK GILLISPIE AND 2ND BY HELEN GILLISPIE.

MEETING ADJOUR AT 4:36 PM

