**NOTICE**

**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC**

**Topic: October Director’s Board Meeting**

**Time: October 25, 2021 01:00 PM Eastern Time**

Location: Community Center, Gazebo #5

Topic: MOS October Director's Board Meeting

Alternately, Join Zoom Meeting

<https://us06web.zoom.us/j/7932361343>

Meeting ID: 793 236 1343

Dial by your location

 +1 646 558 8656 US (New York)

 **MT. OLIVE SHORES LOT OWNERS’ ASSOCIATION OF POLK COUNTY, INC.**

**BOARD OF DIRECTORS BOARD MEETING**

**October 25, 2021**

1. **Call Meeting to Order by President:**
2. **Roll Call of Directors:** Director’s present: William Lisanby, Lynn Newman, Leo Ouellette, Scott Derstine, Cheryl Haggerty, Pat Hormell, Mike Carney, & Management Company Representatives JoAnna Likar and Staci Hurlburt.
3. **Proof of Meeting Notice:**
4. **Approval of April 12, 2021, Board Meeting Minutes:**
5. **Topics requested by members to be discussed [These are restricted to Board Meeting Agenda Items only. Time limit for each speaker is three (3) minutes]:**
6. **New Member Introductions and Member Guest:**
7. **Financial Report:**
8. **Report of Officers and Directors:**
9. **Managers’ Report:**
10. **Committee Reports:**
	1. **Architectural (Lynn Newman):**
	2. **Budget (Pat Hormell):**
	3. **Documents (John Schmiederer):**
	4. **Election (Betty Hisaw):**
	5. **Guardian Editor (JoAnna Likar):** The Guardian was mailed out October 22, 2021.
	6. **Maintenance (Chuck Polich):**
	7. **Nominating (Open):**
	8. **Long Range Planning (Leo Ouellette):**
	9. **Social (Jim Johnson):**
	10. **Sunshine (Jane Derstine):**
	11. **Telephone Directory (Leo Ouellette):**
	12. **Web Page (Scott Derstine):**
	13. **Welcome (Jan Polich):**
	14. **Yard Sale (Diane Butler):**

1. **Old Business:**
	1. **Easement for Weir access**
	2. **Weir clean up and inspection results**
	3. **Additional gate for weir, and flow meter**
	4. **Tree trimming (with additional trees)**
	5. **New gate (Phase 3)**
2. **New Business:**
	1. **Ratify Summer Actions:**
		1. Authorized increasing the tree trimming contract for additional needed trimming as identified by Chuck Polich.
		2. Authorize weir TV results to be shared with out Reserve Study Engineer for inclusion in our reserve study.
		3. Authorize Attorney to prepare easement for weir access.
		4. Authorize Reserve Study Engineer to represent our Association in SR33 meeting with FDOT.
		5. Authorize Attorney to represent our Association in a lawsuit brough against the Board and the Association by a resident.
		6. Authorize a zoom meeting without Attorney, William Lisanby, Lynn Newman and Reserve Study engineer and FDOT.
		7. Authorize the procurement of screening to be placed around the dumpster in phase 3 to satisfy a requirement by Polk County Code Enforcement as a result of a complaint by an association member.
		8. Authorize Attorney to represent the Association with the Polk County Code Enforcement action reference the dumpsters in phase 3.
		9. Approve a settlement with a Lot owner referencing delinquent assessments.
		10. Tasked the Documents Committee with developing a proposed amendment for the Declaration of Restrictions, referencing the leasing of lots and houses, including contact with Attorney for production of final draft.
		11. Architectural Approvals:

1. 4982 Mount Olive Shores Drive , New Home install

2. 5158 Northshore Drive, Screened room for shed

3. 4910 Shoreline Drive, Screen room for port and Golf cart garage

4. 5084 Southshore Drive, Install concrete

5. 5022 Northshore Drive, Install concrete

6. 5243 Island View Circle S., Screen room to port

7. 8942 Southshore Ct., Add 4 ft. to port roof

8. 8942 Southshore Ct., Add 4 ft. to side of port

9. 8933 Southshore Ct., Install concrete

10. 5054 Mount Olive Shores Drive, add to storage unit attached to port

11. 5130 Shoreline Drive, install concrete

12. 5130 Shoreline Drive, Install concrete

13. 4991 Shoreline Drive. Install concrete

14. 5049 Shoreline Drive. Install permanent wall between house and shed

15. 5049 Shoreline Drive. Install concrete.

16. 5090 Southshore Drive., Install port

17. 5090 Southshore Drive., Install concrete

18. 5136 Southshore Drive., Install concrete

* + 1. Violation proceedings regarding rat issues
		2. Dumpsters Phase 3 Polk County
		3. Concrete Pad in front of Community Center.
	1. **Proposed Amendment regarding rental restrictions. Discussion on whether to include open voting on this issue. Approval of open voting. Approval to send to Attorney to move forward with voting (or as amended).**
	2. **Terminix Contract**
	3. **Invoice for additional tree trimming around the Community**
	4. **Committees:**
		1. **Need volunteer for Architectural Committee (Lynn Interim)**
		2. **Vote on Committee Chair for Nomination Committee**
		3. **Please submit request for funds to Budget Committee Chair**
	5. **Review and approve the results of the Reserve Study**
	6. **Review and discuss Resolution Electronic communications, email correspondence to members. Approve Resolution.**
	7. **Community Security: Discuss ideas for gate controller update and cameras at gate. Appoint Chair if applicable.**
	8. **Architectural Approvals**
		1. 8901 Southshore Court, connect roof and framed screen wall with door
1. **Member Topics (as identified at the beginning of the meeting):**
2. **Adjournment:**