

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

General Instructions for Members, February 19, 2024

1. In Person voting will begin at 10:30 AM at Gazebo #1, The Library

- a. There will be two separate ballot boxes. One for the budget vote, and one for the Board Candidates vote.
- b. You may vote by proxy prior to the meeting.
 - i. A separate Proxy Must be filled out for Budget Vote and Board Candidate Vote
 - ii. A ballot sheet must be attached to the proxy
 - iii. Proxys must be mailed to the Association Manager, or can be hand delivered to the Secretary of the Board
 - iv. Proxy Must be received no later than 3 business days prior to the meetings (per our Bylaws), which is February 14, 2024
 - v. Contact Information for Proxy mailing or delivery:
 1. JoAnna Liker, EnProVera Property Advisors. Mail to: P.O.BOX 3317, Brandon, FL 33509
 2. Cheryl Haggerty. Hand deliver to 5082 Shore Line Drive

2. Lasagna Lunch will be provided Starting at 11AM in the Community Center, Gazebo #5

- a. Lunch is provided to those who have voted. Election committee members will be giving you a lunch ticket when you vote.

3. Starting at 1PM there will be a series of meetings in the Community Center, Gazebo #5

- a. The first meeting will be the Members Special Budget Meeting. The results of the members budget vote will be reported at this meeting
- b. The second meeting will be the Board of Directors Special Budget Meeting. The Board will approve the 2024/2025 Budget at this meeting
- c. The third meeting will be the Annual Members Meeting. The results of the Board Candidate voting will be reported at this meeting
- d. The forth meeting will be the Board Organizational meeting. This will be the newly elected Board members, voting on officers of the Board.

4. For those who cannot attend the meeting, Alternately, Join Zoom Meeting

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

Meeting ID: 793 236 1343

Dial in by your location

+1 646 558 8656 US (New York)

**MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK
COUNTY, INC. NOTICE AND AGENDA FOR
2024 SPECIAL MEMBERSHIP BUDGET MEETING**

NOTICE IS HEREBY GIVEN of the Special Membership Budget Meeting of Mt. Olive Shores Lot Owners' Association of Polk County, Inc. ("Association") to be held on the following date and time at the following place:

DATE: February 19, 2024

TIME: 1:00 PM

PLACE: Gazebo #5 5201 Island View Drive, Polk City, FL 33868

AGENDA: The Agenda for the meeting is as follows:

- 1. Call Meeting to Order by President:**
- 2. Roll Call of Directors:** Lynn Newman, Leo Ouellette, Pat Hormell, Scott Derstine, Cheryl Haggerty, Mike Carney, Leon Johnson & Management Representative, Joanna Likar.
- 3. Proof of Meeting Notice, Certification of Proxies and confirmation of Quorum**
- 4. Old Business: None**
- 5. New Business - Budget Vote Results**
 - a. Budget Fully Funding the Reserves**
 - b. Budget Partially Funding the Reserves**
- 6. Adjournment:**

LIMITED PROXY

(Election of Reserves)

The undersigned, owner(s) or designated voter of _____, located within _____ (address) the Mt. Olive Shores Lot Owners' Association, Inc., appoints (Check one)

- (a) Secretary of the Association, on behalf of the board of directors, or
 (b) _____ (if you check (b), write in the name of your proxy)
(Failure to check either (a) or (b) shall be deemed to appoint the Secretary of the Association as your proxy holder).

My proxy holder to attend the Budget Meeting of the members of Mt. Olive Shores Lot Owners' Association, Inc. to be held on February 19, 2024, at Gazebo #5 - 5201 Island View Drive, Polk City, FL 33868.

The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

**You may choose to grant General Powers, Limited Powers of both. Check "General Powers" if you want your proxy holder to vote on other issues that might come up at the meeting and for which a limited proxy is not required. Check "Limited Powers" for your vote to be counted on the following issues, you must indicate on your preference in the blank(s) provided below.

GENERAL POWERS: I authorize and instruct my proxy to use his or her best judgment on all other matters that properly come before the meeting and for which a general power may be used.

LIMITED POWERS: I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matter as indicated below:

_____ Option #1: I approve **Fully Funding the Reserve Account** in the amount of \$94,966.00. Total Annual Assessment **\$1,188.00.**

_____ Option #2: I approve **Partially Funding the Reserves** in the amount of \$69,344.00. Total Annual Assessment **\$1,112.00.**

****Budgets that are not fully funded may result in Special Assessments.**

Dated: _____ Signature of owner or designated voter _____

*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the Secretary of the Association as your proxy holder.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, hereby designates _____ to substitute for me in the proxy set forth above.
(Name of Proxy)

Dated: _____ Proxy Holder _____

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Proposed Budget 2024-2025

Fully Funded Reserves

		FY	Expenses	Budget vs.	2024-2025	Year to Year	
		2023-2024	Dec 2022 -	Expenses	Proposed	Budget	Notes
		Budget	Nov 2023 YTD	Difference	Budget	Comparison	
Administration							
	7030 Bank Charges	0	-8	8	0	0	
	7031 Office Supplies	1,100	819	281	900	-200	
	7032 Printing & Postage	15,000	5,048	9,952	10,000	-5,000	
	7033 Taxes & Fees	100	61	39	100	0	
	7034 Management Fees	35,000	31,206	3,794	35,000	0	
	7035 Web Page	2,500	1,938	562	1,710	-790	
	7036 Legal Fees	20,000	9,803	10,197	15,000	-5,000	
	7037 Accountant Fees	4,175	2,950	1,225	5,000	825	
	7039 Reserve study	0	4,558	-4,558	4,500	4,500	
	Total Administration	77,875	56,375	21,500	72,210	-5,665	
Maintenance							
	7040 Lawn Maintenance	148,750	124,144	24,606	154,700	5,950	
	7041 Yard Waste Pickup Servi	11,040	9,800	1,240	12,000	960	
	7042 Canal Maintenance	4,776	6,383	-1,607	4,776	0	
	7043 Gate Maintenance	2,500	4,540	-2,040	2,957	457	
	7044 Gazebo Maintenance	2,000	1,497	503	2,000	0	
	7045 Common Area & Signs	4,224	2,162	2,062	200	-4,024	
	7046 Road Repairs	0	165	-165	0	0	
	7047 Fence Repairs	1,000	256	744	1,000	0	
	7048 Tree Trimming	6,000	5,360	640	6,000	0	
	7049 Maintenance Supplies	1,000	168	832	1,000	0	
	7050 Restroom Cleaning	2,290	1,541	749	2,500	210	
	7051 Fence Washing	3,500	3,500	0	3,700	200	
	7052 Pest control	1,238	550	688	1,255	17	
	7059 Fire Inspection Annual	170	229	-59	215	45	
	Total Maintenance	188,488	160,295	28,193	192,303	3,815	
Utilities							
	7060 Electric	6,650	5,480	1,170	6,028	-622	
	7061 Telephone (Gate)	726	523	203	573	-153	
	7062 Water	1,320	1,115	205	1,226	-94	
	7063 Refuse Collection	25,000	23,874	1,126	26,000	1,000	
	7064 Backflow Annual Inspecti	700	2,825	-2,125	700	0	
	Total Utilities	34,396	33,817	579	34,527	131	
Insurance							
	7070 Workers Comp	800	0	800	622	-178	
	7071 Bond	1,800	1,316	484	1,572	-228	
	7072 Umbrella	1,200	1,495	-295	1,794	594	
	7073 Liability Package	12,000	29,467	-17,467	20,000	8,000	
	7074 Directors & Officers	3,000	2,978	22	3,577	577	
	Total Insurance	18,800	35,256	-16,456	27,565	8,765	
Other Expenses							
	7080 Gate Clickers	0	500	-500	0	0	
	7081 Miscellaneous/Unanticipa	2,000	5,894	-3,894	1,000	-1,000	
	7082 Welcome Committee	300	0	300	300	0	

Proposed Budget 2024-2025

Fully Funded Reserves

	7083 Sunshine Committee	150	214	-64	150	0
	7085 Annual Meeting	500	377	123	0	-500
	7086 Advertising	0	0	0	0	0
	7087 Documents Committee	200	0	200	200	0
	7088 Architectural Committee	100	0	100	100	0
	Total Other Expenses	3,250	6,985	-3,735	1,750	-1,500
	Total Operating Expenses	322,809	292,728	30,081	328,355	5,546
	8001 Reserves Contribution	106,467	101,444		94,966	-11,501
	Operating Expenses + Reserves	429,276			423,321	-5,955
	Contingency Fund Excess	-72,586			-23,012	
	Total Expenses	356,690			400,309	
	Assessment	1,058			1,188	130
	CPI 11/30/2023 3.1% + 2%					
	=5.1% increase allowable	1,112	max assessment allowed			

In view of the fact that the Budget Committee, after discussing the budget and the needed increase to the Assessment fee per lot, was unable to create a balanced budget to fully fund the reserves and the needed operational dollars for the Association. Therefore, the committee created two budgets for the community to consider. The Board cannot (per our documents) fund a budget that is in excess of 3.1 CPI plus two percent which would fully fund the reserves. The partially funded budget creates the operational funding needs but only partially funds the reserve dollars needed to fully fund the reserves. The fully funded budget is in excess of the 3.1 CPI plus 2%. Therefore, the Board must, if they wish to try and fund the full reserve amount, call a Special Meeting of the community for the specific purpose to have the owners decide to pay a higher Assessment fee than permitted by our documents and fully fund the reserves. If the majority (51%) of the residents at this special meeting with an approved quorum (30% of the owners voting) agree to the increase in the assessment fee the Board can then assess the higher fee. The difference in the fees is for partial funding of the reserves at \$1112 per lot or fully funding the reserves at \$1188 per lot.

Some of the reserve needs/items have already been accomplished. A new reserve study is planned to update the future needs of the Reserve Account by adding or deleting any changes that have been completed or due to an increase/decrease in value.

Your vote is important. If you have any questions please ask.

Proposed Budget 2024-2025

Partially Funded Reserves

		FY	Expenses	Budget vs.	2024-2025	Year to Year	
		2023-2024	Dec 2022 -	Expenses	Proposed	Budget	Notes
		Budget	Nov 2023 YTD	Difference	Budget	Comparison	
Administration							
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	7033 Taxes & Fees	100	61	39	100	0	
	7034 Management Fees	35,000	31,206	3,794	35,000	0	
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Proposed Budget 2024-2025

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	Contingency Fund Excess	-72,586			-23,012	
	Total Expenses	356,690			374,687	
	Assessment	1,058			1,112	54
	CPI 11/30/2023 3.1% + 2%					
	=5.1% increase allowable	1,112	max assessment allowed			

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

In view of the fact that the Budget Committee, after discussing the budget and the needed increase to the Assessment fee per lot, was unable to create a balanced budget to fully fund the reserves and the needed operational dollars for the Association. Therefore, the committee created two budgets for the community to consider. The Board cannot (per our documents) fund a budget that is in excess of 3.1 CPI plus two percent which would fully fund the reserves. The partially funded budget creates the operational funding needs but only partially funds the reserve dollars needed to fully fund the reserves. The fully funded budget is in excess of the 3.1 CPI plus 2%. Therefore, the Board must, if they wish to try and fund the full reserve amount, call a Special Meeting of the community for the specific purpose to have the owners decide to pay a higher Assessment fee than permitted by our documents and fully fund the reserves. If the majority (51%) of the residents at this special meeting with an approved quorum (30% of the owners voting) agree to the increase in the assessment fee the Board can then assess the higher fee. The difference in the fees is for partial funding of the reserves at \$1112 per lot or fully funding the reserves at \$1188 per lot.

Some of the reserve needs/items have already been accomplished. A new reserve study is planned to update the future needs of the Reserve Account by adding or deleting any changes that have been completed or due to an increase/decrease in value.

Your vote is important. If you have any questions please ask.

NOTICE

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

Topic: Director's Budget Meeting

Date/Time: February 19, 2024 1 PM Eastern Time*

* - Time approximate, to be held immediately after the Annual Members Budget Meeting

Location: Community Center, Gazebo #5

Alternately, Join Zoom Meeting

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

Meeting ID: 793 236 1343

Dial in by your location

+1 646 558 8656 US (New York)

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC. BOARD OF DIRECTORS BUDGET MEETING AGENDA February 19, 2024

- 1. Call Meeting to Order by President:**
- 2. Roll Call of Directors:** Lynn Newman, Leo Ouellette, Pat Hormell, Scott Derstine, Cheryl Haggerty, Mike Carney, Leon Johnson & Management Representative, Joanna Likar.
- 3. Proof of Meeting Notice:**
- 4. Old Business: None**
- 5. New Business: Approval of the 2024-2025 Budget**
 - a. Review Proposed Budget**
 - b. Vote on Proposed Budget**
- 6. Adjournment:**

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.
NOTICE AND AGENDA FOR
2024 ANNUAL MEMBERSHIP MEETING

NOTICE IS HEREBY GIVEN of the 2024 Annual Membership Meeting of Mt. Olive Shores Lot Owners' Association of Polk County, Inc. ("Association") which will be held on the following date and time at the following place:

DATE: February 19, 2024

TIME: 1:00 P.M.

PLACE: Gazebo #5 - 5201 Island View Drive, Polk City, FL 33868

AGENDA: The Agenda for the meeting is as follows:

1. Calling of Meeting to Order
2. Roll Call/Certification of Proxies, Conformation of Quorum
3. Proof of Notice of Meeting
4. Reading and Approval of Minutes of Prior Meeting
5. Reports of Officers
6. Reports of Committees
7. Old Business – None
8. New Business
 - a. Voting results, Election of Board Members
9. Election of Social President for the Mt. Olive Social Club, Inc.
10. Member Topics
11. Adjournment

I. Election of Directors.

There are three (3) positions open on the board of directors. All directors shall serve for a term of two years, or until their replacement is elected or appointed. The Association received six (6) nominations for the three (3) open seats, accordingly there will be an election for directors. The new directors will be announced at the annual meeting following the election.

II. PROXY

Enclosed with this notice is a proxy for your use if you cannot attend the annual meeting. In order to establish a quorum and conduct business at the membership meeting and for your vote to be counted, you must either attend the meeting in person or submit your proxy prior to the meeting. If you are not sure if you will attend the meeting, please submit your proxy to ensure that the Association has a quorum. If you later decide to attend the meeting, you can revoke your proxy prior to the start of the meeting. Please complete, sign, and date the proxy form and return it to:

Mt. Olive Shores Lot Owners' Association, Inc.
Attention: JoAnna Likar, LCAM
EnProVera
PO BOX 3317
Brandon, FL 33509

If you have questions, please contact the Association's community manager's office at 813-951-0312.

Dated this 19th day of January 2024

By Order of the Board of Directors

LIMITED PROXY

(FOR USE OF QUORUM AT THE ANNUAL MEMBERSHIP MEETING)

The undersigned, owner(s) or designated voter of _____, located within _____ (address) the Mt. Olive Shores Lot Owners' Association, Inc., appoints (Check one)

- ___ (a) Secretary of the Association, on behalf of the board of directors, or
 - ___ (b) _____ (if you check (b), write in the name of your proxy)
- (Failure to check either (a) or (b) shall be deemed to appoint the Secretary of the Association as your proxy holder).

My proxy holder to attend the Annual Membership Meeting of the members of Mt. Olive Shores Lot Owners' Association, Inc. to be held on February 19, 2024, at 1p.m. at Gazebo #5 - 5201 Island View Drive, Polk City, FL 33868.

The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

**You may choose to grant General Powers, Limited Powers of both. Check "General Powers" if you want your proxy holder to vote on other issues that might come up at the meeting and for which a limited proxy is not required. Check "Limited Powers" for your vote to be counted on the following issues, you must indicate on your preference in the blank(s) provided below.

___ **GENERAL POWERS:** I authorize and instruct my proxy to use his or her best judgment on all other matters that properly come before the meeting and for which a general power may be used.

___ **LIMITED POWERS:** I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matter as indicated on the attached ballot.

Dated: _____ Signature of owner or designated voter _____

*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the Secretary of the Association as your proxy holder.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, hereby designates _____ to substitute for me in the proxy set forth above. (Name of Proxy)

Dated: _____ Proxy Holder _____

THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

MT. OLIVE SHORES LOT OWNERS ASSOCIATION, INC.
ELECTION OF THE BOARD OF DIRECTORS
BALLOT

Please vote for no more than three (3) Directors (*any ballot with more than three (3) names marked will be disallowed*).

- | | |
|-------|------------------|
| _____ | Albion Guphill |
| _____ | Rollie M. Hill |
| _____ | Margaret Johnson |
| _____ | Lynn Newman |
| _____ | Leo Ouellette |
| _____ | Deborah Smith |

ELECTION PRESIDENT OF THE MT. OLIVE SHORES SOCIAL CLUB, INC.

BALLOT

With one candidate on the ballot willing to serve and one position open, the secretary at the Annual Meeting will cast an unanimously ballot to elect:

Cathy Swanigan

As the President for the Mt. Olive Shores Social Club, Inc.

NOTICE

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

Topic: Director's Organizational Meeting

Date/Time: February 19, 2024 1 PM Eastern Time*

* - Time approximate, to be held immediately after the Annual Members Meeting

Location: Community Center, Gazebo #5

Alternately, Join Zoom Meeting

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

Meeting ID: 793 236 1343

Dial in by your location

+1 646 558 8656 US (New York)

BOARD OF DIRECTORS ORGANIZATIONAL MEETING AGENDA

February 19, 2024

- I. Call Meeting to Order by Property Manager:**
- II. Roll Call of Directors:**
- III. Proof of Meeting Notice:**
- IV. Election of Officers;**
 - a. President (By Property Manager)**
 - b. Vice President**
 - c. Secretary**
 - d. Treasurer**
- V. Statement of Elected Officers;**
 - a. President**
 - b. Vice President**
 - c. Secretary**
 - d. Treasurer**
- VI. Approval of elected officers being the signators on all Association financial accounts**
- VII. Adjournment:**

Mt. Olive Shores Lot Owners' Association of Polk County, Inc.
Annual Membership Meeting Minutes
March 8, 2023

- I. Call to order by President:** Meeting was called to order by President, William Lisanby at 1:00pm.
- II. Roll Call of Directors:** Directors present: William Lisanby, Lynn Newman, Scott Derstine, Cheryl Haggerty, Pat Hormell, Mike Carney, & Management Company Representatives Staci Hulbert, and JoAnna Likar. Leo Ouellette not present. Quorum was present.
- III. Proof of Meeting Notice, Certification of proxies, and confirmation of quorum:** Manager, JoAnna Likar certified notice was sent to all members in accordance with the FL720 and MOS Bylaws. Affidavits were notarized. Included in mailing proxies for vote on amendment and Board members, and resumes for those running; Scott Derstine, Cheryl Haggerty, Mike Carney, Leon Johnson, and Dave Olmstead. A quorum was established with a total of proxies and in person voting of 205.5 lots (This was corrected/amended to be 224 lots).
- IV. Approval of Minutes of the Annual Membership Meeting February 21, 2022:** Motion was made by Mike Carney to approve the 2022 Annual Membership Meeting minutes. Lynn Newman seconded, and it was unanimously approved.
- V. Reports of Officers and Directors:**

Cheryl Haggerty presented a financial report. Total income for the Fiscal YTD \$325, 938.85. Total expenses for the Fiscal YTD \$300,341.60. Total delinquent assessments unpaid \$1,055.80. Total Reserve fund \$603,965.37. Lynn Newman thanked Bill Lisanby for his contributions over the last few years, and thanked all the committees for their work.

Scott Derstine thanked everyone who attended the Neighborhood watch meeting. The second meeting is scheduled for Friday March 17, 2023 at 2PM.
- VI. Report of Committees:**
 - a. Architectural (Jeff Pelloni): Nothing to report
 - b. Budget (Pat Hormell): Nothing to report.
 - c. Documents (John Schmiederer): Absent
 - d. Election (Nancy White): Election is complete
 - e. Guardian Editor (JoAnna Likar): JoAnna Likar announced to please have all Guardian submissions by March 20.
 - f. Long Range Planning (Leo Ouellette): Not Present
 - g. Maintenance (Greg Lynch): Nothing to Report
 - h. Nominating (Nancy White): Nothing to report
 - i. Social (Cathy Swanigan / Jim Johnson): Jim Johnson reported that he was very happy with the turnout and thanked the members. JJ Tucker announce that Fountain RV contributed some of the cost of the lunch, and had left coupons for 10% off for anyone who wanted one.
 - j. Sunshine (Jane Derstine): Nothing to report
 - k. Telephone Directory (Leo Ouellette): Scott Derstine reported that an new update was just uploaded to the Website a few days ago.
 - l. Web Page (Scott Derstine): Scott Derstine reported that he is having problems with the auto reply emails from the website. If you request an account and don't hear back after a while, please contact him directly.
 - m. Welcome (Jan Polich): Not present
- VII. Old Business:** A member inquired about the weir project. Lynn Newman reported that bids were out, and once the deadline for bidding expired, some of the Board would get together with Steve Sheahey to open the bids.
- VIII. New Business:** There was some discussion regarding the proxies not having noted that they needed to be in 3 business days prior to the meeting date. Although not specifically on the proxy, JoAnna had noted it in the mailing information provided. This requirement is stated in the Bylaws.
- IX. Announcement of Directors:** JoAnna Likar announced that the candidates with the most votes were Scott Derstine, Cheryl Haggerty, Leon Johnson and Mike Carney.
- X. Adjournment:** With no further business, motion was made by Lynn Newman, seconded by Scott Derstine to adjourn the Annual Meeting at 1:32pm. Unanimously approved.



Hello Mt. Olive Shores Members!

My name is Albion Guptill a/k/a “Shorty” and I’m excited to announce my candidacy for a position on the Mt. Olive Shores Board of Directors. I’m looking forward to working harmoniously with other board members and volunteers, as well as the manager in an effort to continuously make Mt. Olive Shores a great place to live.

A Mt. Olive Shores Director must know how to plan and understand the budget, manage the association’s finances, deal with disputes, discuss and carry out ideas, and maybe most importantly, listen to the Members. I regularly attend Workshops and Board meetings in order to understand the issues facing the community, but also to listen to Members concerns. I have always taken pride in my home and the communities in which I’ve lived and believe that each of us contributes to the quality of our community. As a Board member, I would work to make this statement a reality for all the Members of Mt. Olive Shores.

I believe my background as a supervisor in road construction and 40 years of working in the field have made me a great candidate for the job. I also ran my own trucking company for a number of those years. Skills acquired from my many years on the job include project management, budgeting and problem-solving experience. I understand what this job entails and believe I have the necessary experience to be objective and reasonable in carrying out the duties of a director. The HOA is a business and should be operated as one, without sacrificing the open and neighborly feeling our community offers its Members.

My goals as a director would be to:

- Ensure that Mt. Olive Shores HOA remains a financially responsible entity and serves its’ Members.
- Be sensitive to the cost of the Annual Assessment while balancing the needs of the Association and the wants of the Members.
- Listen to and get feedback from the Members. Promote open Board discussion and decisions that maintain and enhance Member satisfaction and property values.
- Increase transparency and discussion between the Board and the Members of the community by encouraging more participation and dialogue.
- Better budgeting and utilizing fiscally conservative policies, without jeopardizing the maintenance and appearance of the community
- Motivate and encourage the Members to read and listen to communications from the HOA and continually seek more ways to engage all Members to participate in our community.

For those of you who don’t know me, I have lived in Mt. Olive Shores for two years and have thoroughly enjoyed my time here. I have a loving spouse, who I have been married to for 40 years, 3 beautiful children, 5 grandchildren and 1 great-grandchild. In my spare time, I enjoy riding my motorcycle, watching NASCAR races, and of course, traveling.

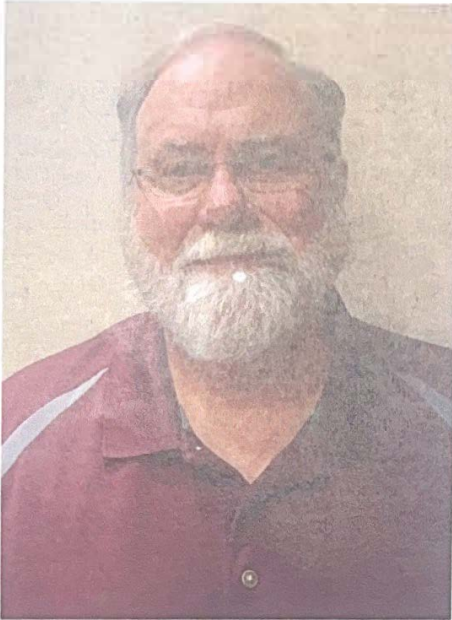
I would appreciate your consideration of casting a vote for me in the upcoming election and look forward to meeting you in person at the February “Meet the Candidate” meeting.

Regards,

Albion “Shorty” Guptill

Rollie M. Hill

5180 Island View Cir S • Polk City, FL • 33868 • (218)731-5900



Rollie has over 40 years of Electrical Industry experience, including Distribution Dispatching, Transmission Dispatching, Generation Dispatching as well as wholesale energy trading. Rollie has a strong knowledge of system operations, training, and wholesale energy trading (including both financial and physical power), of which approximately 20 years was with a regulated utility.

Rollie has traded/scheduled in the ISO regional power markets including energy, FTR and capacity markets, settlement, billing, and market data sources and interfaces, assisted Municipals to prepare for the MISO day 2 market including all registration and daily operations, including the necessary training to operate within an ISO.

Rollie was the founder/CEO of a marketing company and therefore has a complete understanding of front, mid and back-office process including trading, risk management, operational accounting, scheduling, invoicing, credit management, and financial accounting.

Rollie has managed wholesale power departments including the management of the Day Ahead marketing as well as the 24 hour Real Time trading/marketing operation.

Rollie was chairman of the Watertown, SD Christian school board for 4 years and has also served on the North America Energy Markets Association board of directors.

Rollie is currently working as a part time consultant for 10-10 Energy, Inc.



Margaret (Margie) Johnson

4953 Shore Line Drive

706-570-0801

Email: Margdragon67@gmail.com

I have an Associates Degree in Office management and Accounting from Phillips College in Louisville, Kentucky.

Volunteer Organizations

Parent Teacher Association	President/ Ways and Means chairman
Germantown baseball	T Ball co- ordinator / Groundskeeper assistant
Boy Scouts of America	Cub scout leader
Girls Scouts of America	Pack committee

My husband and I bought 4949 Shore Line Drive to park our motorhome in 2016, and our current home 4953 Shore Line Drive in 2020. We are still trying to meet most of the residents and become friends.

We love Florida and are very happy to be part of the MSLOA family. We moved here from Geneva, Georgia after 10 years being there and prior to that we lived in the Quad Cities, Illinois for 13 years.

My husband is a 30 year veteran of the US Army and I traveled overseas with him to Italy and Germany.

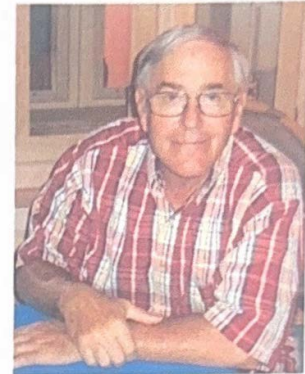
I worked at Ipsco Steel as a Quality assurance Leader to insure the material shipped met all specifications required and then was promoted to the position of Expeditor to insure all steel shipped in a timely manner.

What I feel I can contribute

A willing person who feels I can bring a working relationship to the board and help anyone who needs help with all aspects of the rules and regulations of the Association, which I am learning also.

December 2023

Lynn Newman
5045 Mount Olive Shores Drive
Polk City Fl 33868



I have been married to my wife, Lynnette, for 44 years. We have no children. My sister lives in St. Louis MO and Lynnette's family lives in Colorado and Texas. We own a Monaco Coach and travel back and forth to Colorado each year. We have cats who travel with us.

My background for those who do not know me is as follows. I am a Colorado Native who graduated from University of Colorado in 1974. My electrical engineering degree helped guide me to a job with Consolidated Mutual Water Company in Lakewood CO. I earned my professional engineering degree while working for the water company. I successfully served them for 28 years in various capacities until my retirement in 2015.

During that same time I volunteered for the Colorado Civil Air Patrol, Colorado Wing. I was the communications officer and served as oversight officer for a number of special projects for our Wing. I also served for many years on the Wing Finance committee which oversaw not only Headquarters finances but some 30 subordinate units.

During the last 6 years I've helped choose a new management company, assisted with a paving contract, and reviewed the lawn contract. I worked with the Board to get an Individual Trade Amendment and Restrictions on Motor Homes, Tenants, and Leasing amendment passed. During the summer of 2020, I worked on mapping the location, size, and types of drainage pipes throughout the Community. I was asked by the Board President to replace the Chairman of Architectural Committee when he was unable to fulfill his duties.

During my 4th and 5th year I was Vice President and I'm currently President. I worked with others of the Board and Members of the Community, to have a contractor clean and televise some of the drainage pipes. I was part of a team of negotiators of the contract to fix the weir pipe. If the weather cooperates, this work may be under way by the Annual Meeting in February.

I hope you will consider me a worthy candidate to continue to assist the Mount Olive Shores Land Owner's Association Board.

RESUME

Leo P Ouellette
5153 Northshore Drive
Polk City FL 33868
Ph: 863-640-1244
C: 508-320-8067
E-mail: lp.ouellette@gmail.com
E-mail: leo@mosloa.com



Having lived in Worcester MA for all of my life and with my wife Barbara (of 55 years), we visited friends in Mount Olive Shores for several years. We fell in love with the beauty and friendliness of everyone we met and purchased our lot in 2007. We retired in 2009 and started spending the winters here on our lot.

We added a house to our lot in 2013 and became full time residents of Mount Olive Shores.

I was approached in 2014 to run for the board and I accepted. My first objective back then was and is still today to preserve the integrity and beauty of our community.

I'm chairperson of The Long Range Planning Committee. Last Three years Phone Directory editor, and maintenance with gate controls. I am currently the treasurer of MOS which I enjoy doing.

I am interested in serving on the board to help insure the quality of the community. I will continue to maintain the beauty and other qualities that led us to reside here from the beginning.

Thank you for considering me for your vote.

Leo Ouellette
5153 Northshore Dr.

Deborah (Debbie) Smith
5056 Southshore Drive
Resume for Board of Directors



My husband (Rick) and I purchased our home in April of 2017, coming from Mount Olive Shores North where we lived for 15 years. We began looking at homes in Mount Olive Shores in October of 2016 and after driving through the neighborhood a few times were surprised by how friendly everyone appeared. We were even more amazed after our purchase and during our remodeling process by the many people who stopped by to personally welcome us to the neighborhood. We definitely made the right move!

In 2003 I retired from Verizon (previously known as GTE) after 30 years as a Service Representative. My job entailed everything from residential service and billing, to business account support, to directory publication (yes, telephone books), to my last position as internet and website support.

After moving to Polk City from Bradenton/Sarasota, I was soon offered the position of Secretary at Christ Lutheran Church in Lakeland, where we were members. Originally I was to publish the weekly bulletins and the monthly newsletter, field phone calls, handle door traffic, and take on tasks assigned by the Pastor. Within a year I became the Business Manager. My job duties were expanded to include: maintaining contribution records, managing the membership roster, maintaining attendance records, paying bills, handling payroll, maintaining office equipment, managing office supplies, ordering supplies for the various committees, and compiling monthly reports for the Church Council and Board of Elders. After serving the church for 14 1/2 years, health issues forced me into retirement.

I have volunteered to serve on the Board at Mount Olive Shores for two reasons. First and foremost, this is a great way to meet the my neighbors and help out in a constructive way. Secondly, I really enjoy the nitty-gritty of Board service having served on many church committees over the years as either a leader or as a follower. I also was a Choir Director for 28 years, serving at two different churches.

My hobbies include reading (all genres), cooking, cake decorating (I'm still a novice at that), and crocheting.

Whether or not I am elected to the board, I look forward to meeting many of you at the monthly and annual meetings, or while driving around in the golf cart! If you see me hanging out under the carport, stop and say "hi"!