

**Mobile Manor Inc.**  
**Annual Community Meeting Minutes**  
**Thursday February 4, 2016**

200 Members in Good Standing-60 members needed for a quorum.

A quorum was present-62 members

Call to Order:

President Gilliland called the meeting to order at 2:33 pm

Prayer and Pledge:

Bob Martin gave the invocation

Roll Call:

Present: President Gilliland, Vice President Griffith, Treasurer Holder, Secretary Huff

Directors: Butch Sims, Pauline Lacourse, Tim Burchfield, and Darrell Grogan

Secretary's Report:

Mrs. Huff read the minutes from the January 7, 2016 meeting

Communications:

Mr. Gilliland told the membership that he had a letter of complaint that was submitted to the Attorney General of Florida. Mr. Gilliland asked Mrs. Holder to review the complaint with the membership. Mrs. Holder read all nine complaints and explained the MM Inc procedure in place to dispute the complaints. Mrs. Holder told the membership that the complaint has been closed.

Mr. Gilliland reported that Bonnie has been receiving anonymous notes at the office.

Treasurer's Report:

Mrs. Holder presented the 2015 budget report. The report thanked the membership for their support in funding necessary updates to Mobile Manor. The five year plan for road improvements began with the Flame Lane project as well as other improvements to the parks and the Community Center. Mrs. Holder presented the 2016 budget and reported that approval of the 2016 budget will authorize continued major improvements to the roads and the implementation of a Park security system. Since taking over as Treasurer in 2013, each year Mobile Manor's income has surpassed expenses. Because we are a not for profit corporation, our accountant, has placed the surplus revenue in a "Capital Reserve Account." Under IRS rules these funds can only be spent on projects such as roads. In December 2015 Mobile Manor had approximately \$35,000.00 in Capital Reserve, therefore the funds for the Flame Lane project were properly paid

from this account, but show on the budget as an expense charged to the roads. Conversely this 2016 budget provided for additional road work and it can be found in two locations in the budget, \$3,000.00 under roads and \$10,000.00 in capital reserve.

Mrs. Holder reviewed the procedure for adopting the 2016 budgets. A motion was made and duly seconded to adopt the 2016 budget. Discussion followed. Jim Kenoyer asked how Park Security was included in the budget as a pin on. He commented that he thought we were going to discuss options and develop a plan. Mr. Gilliland stated that we were advised not to provide the details of the security plan. Mr. Kenoyer asked what it will cost. The cost for security will be \$5,000.00 for 2016. Mr. Burchfield confirmed the annual cost for this year and stated that we would expand in succeeding years. Jackie Kenoyer asked if we really need Park Security. She went on the Lee County Sheriff's web site and had Mobile Manor police report information from the last few years which indicated not much crime activity. Joe Murray reminded the membership that we had a Meth issue here last year. Jim Kenoyer commented that the cost is less than he expected and assumes a Security review will be done after a year and changes made as needed Mrs. Holder called for a vote to adopt the Mobile Manor Inc. 2016 budget. Motion Carried.

Mrs. Holder reported the balances in the accounts as of February 4, 2016 were:

INC- \$45,732.00

Water-\$12,813.00

Reserve-\$6,698.00

Mrs. Holder introduced the 2016 Mobile Manor Water Inc budget. A motion was made and duly seconded to adopt the 2016 Water budget. Discussion followed. Motion carried.

#### Committee Reports:

Social Club: Nancy McGrath, Social Club President reviewed the upcoming events for February and early March.

Volunteer Committee: Mrs. Lacourse thanked Carl Thom, Roger Gatskill, and Dick Euric for the work done at the shuffleboard court. Pauline reported the committee has plans to paint the benches in the barbeque area, remove the fountain/bird bath, and clean up the front area of the Community Center. Work has continued at Triangle Park. Mrs. Lacourse encouraged participation in the programs and activities at the Community Center.

#### Board of Directors Report:

Mrs. Huff reported the following information was covered at the January 26, 2016 meeting: Initially, speed bumps will be placed at both the East and West Park entrances and at a location on Flame. The fencing project in Veterans Park will be complete when the fencing caps become available. There is no date set yet for Sonar testing in the West Park. The water project in Triangle Park will resume in February. Mrs. Holder and Mr. Gilliland explained the differences between Mobile Manor Inc. and Mobile Manor Water Inc. All other information has been or will be discussed at today's meeting.

#### Unfinished Business:

None

#### New Business:

Election of Officers-A motion was made and duly seconded for the Secretary to cast one ballot to elect the slate of officers approved at the previous meeting. Motion carried.

Audit Committee-Mrs. Holder announced the annual audit committee comprised of Tim Burchfield, Butch Sims, Pauline Lacourse and Paul White, and informed the membership they will be invited to sit in on the audit.

#### Study Items:

Deed Restrictions Exploratory Committee: Mr. Sims reported that a letter of interest has been sent out from the committee and he is encouraged with the feedback. The membership should return the survey before February 20, 2016. Then we will move to the next phase. This will be a long term ongoing process. The membership was encouraged to contact Mr. Sims if they have any questions. Jim Kenoyer commented that this is going to cause conflict, and will take the Park back to several years ago. He said what happened several years ago is the same thing as deed restrictions. Judy Pencherek asked if there were non-paying members on the committee. Mr. Sims confirmed there were and that he suggested that they be included. Mr. Sims said we are doing this to secure the future of the Park and our property. Gene Confalone made a statement about considering the consequences when we make our choices on the survey. Mr. Gilliland reminded the membership that the project is years from completion. Jim Kenoyer commented that what happened several years ago was not all bad-he purchased his place below market price.

#### Community Comments:

Charlene Womack complimented the Board. She has noticed better attitudes, less confrontational language, less friction and more information. She loved the Newsletter.

Ray Pencherek commented on Park security. He has purchased a camera system for his property. Mr. Pencherek wanted to know what will be protected with \$5,000.00. Joe Murray reminded the membership that security will cover common areas of the Park along with residences.

Bob Martin suggested that we need brighter lights on the sign. Lee County will not allow a change.

Paul Lacourse commented on the truck parked in the Community Center parking lot. Mr. Gilliland said it will be taken care of. Paul recommended tags for visitors and guests using the Community Center parking area.

A motion was made and duly seconded to adjourn at 3:41 pm

Submitted by Maureen Huff, Secretary