

**Minutes for The Regular Board Meeting held on
January 17, 2018 and in the
Associations Recreation Hall and scheduled to begin at
10:00 AM**

Call To Order: President Jule Nelson called the meeting to order at 10:03 AM.

Roll Call: The following were present: President Jule Nelson, Vice-President Doug Hiser, Treasurer Lynne Ellgren, Secretary George Kniola, Directors Patty Owens, Roger Drissel, Tina Cox, Dan Latza, Mark Pecce and Manager Teresa Balin

Adoption of the Agenda: Patty Owens made a motion to add a revisit of Pool Lighting and seconded by Lynne Ellgren. Motion Approved

Approval of Minutes of Meetings for:

1. December 13, 2017: Motion by Patty Owens. Motion Approved.
2. January 3, 2018: Motion by Lynne Ellgren and Seconded by Patty Owens. Motion Approved.
3. January 10, 2018: Shareholders Annual Meeting and Election, Motion by Lynne Ellgren and Seconded by Patty Owens. Motion Approved.
4. January 10, 2018: Organizational Meeting, Motion by Lynne Ellgren and Seconded by Patty Owens. Motion Approved.

Committee Reports:

1. Treasurer's Report: None Given.
2. Finance Report: Presented by Lynne Ellgren, Chairperson. Recommendations To The Board of Directors to be voted on during the Annual Shareholder's Budget Meeting in March:
 - A. Non-Shareholder's/Annual Renters monthly rent increase by \$5.00. Motion by Roger Drissel and Seconded by Doug Hiser. Motion Approved.
 - B. Share Price Recommendation for 2018-2019. Mobile Share at \$50,000 and RV Share at \$40,000. Motion by Roger Drissel and Seconded by Patty Owens. Motion Approved.
 - C. Proposed Transient Monthly Rents to \$550.00 per month. Motion by George Kniola and Seconded by Tina Cox. Motion Approved.
3. Rules and Regulations: Monday Meetings at 9:45 AM on February 5 and February 19, 2018. Anyone interested is invited.
4. Beautification: The following Applications were Approved:
 - #53: Motion by Tina Cox, Seconded by Doug Hiser, Vote: 9-0
 - #54: Motion by Lynne Ellgren, Seconded by Patty Owens, Vote: 9-0
 - #55: Motion by Patty Owens, Seconded by Dan Latza, Vote: 9-0
 - #56: Motion by Roger Drissel, Seconded by Tina Cox, Vote: 8-1Property Inspection will begin on January 30, 2018 mainly for units needing to be washed.

5. Construction: The following Applications were Approved:
#37: Motion by Lynne Ellgren, Seconded by Doug Hiser, Vote: 9-0
Rebuild: Motion by Patty Owens, Seconded by Lynne Ellgren, Vote: 9-0

6. Strategic Planning: The following topics were updated:
A. Scoping and Sewer, B. Maintenance Shed, C. Safety and Security, D. Sewer Issue in the Pine Drive area.

7. Social Club: Several scheduled activities were mentioned.

8. Boat: A short report was made.

9. Manager's Report:

- A. HMCI new e-mail address due to virus, can obtain in the Happenings or Office.
- B. Resident's need to sign up in Office for inclusion in HMCI Flash E-Mails.
- C. Looking in to 2/3 requirement change.
- D. 50% Rule for hurricane damage: applies to main living space only.
- E. Progress Updates each Monday posted on Rec. Hall Bulletin Boards.
- F. Security Lighting for outside Rec. Hall Restrooms.
- G. Update on Ground Water Issues.

Unfinished Business:

- 1. Recreational Hall Roof: After much discussion it was decided to table a final decision until more information can be received from Universal Contracting, the roofing company.
- 2. Landscaping: Motion to hire Scott's Lawn Service by Lynne Ellgren and Seconded by Dan Latza. Motion Approved, Vote: 9-0
- 3. Outside Woman's Restroom: Informational and will take 1 to 2 days to complete.
- 4. Golf Cart Shed: Tabled as Board of Directors is waiting for a committee recommendation.
- 5. Revisit of Pool Lighting: Reference to By-Laws Article XXV. RECREATIONAL AND OTHER FACILITIES, giving the Board of Directors authority to take such action. Motion by Patty Owens, Seconded by Dan Latza, Vote: 9-0. Motion Approved.

Motion To Adjourn: Motion by Lynne Ellgren, Seconded by Roger Drissel. Motion Approved. Meeting adjourned at 11:15 AM

Attendance: 116 Shareholder's, 9 Directors and 1 Manager

Respectfully Submitted by Secretary George Kniola
January 18, 2018