

DO NOT REMOVE

Holiday Manor Co-Op. Inc.
1185 Henderson Creek Drive
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MAR 01 2018

**NOT
BOARD APPROVED**

**Minutes for the Regular Board Meeting held on
February 28, 2018 in the Association's Recreation Hall and Scheduled
to begin at 10:00 A.M.**

Call To Order: President Jule Nelson called the meeting to order at 10:00 A.M.

Roll Call: The following were present: President Jule Nelson, Vice-President Doug Hiser, Treasurer Lynne Ellgren, Secretary George Kniola, Director's Patty Owens, Roger Drissel, Tina Cox, Mark Pecce and Dan Latza and Co-Op Manager Michael Loughmiller

Adoption of the Agenda: Motion to adopt by Roger Drissel and Seconded by Doug Hiser. Motion Approved.

Approval of the Minutes:

February 14, 2018 Minutes: Motion to accept by Patty Owens and Seconded by Doug Hiser. Motion Approved.

President's Report: The following items were mentioned or updated...

1. Resident's having water or sewer problems should first call the Office.
2. Shareholder's or renters wanting to leave/store an RV during the off season.
3. Pool - updated and lighting. All pool users need to shower before swimming.
4. Flag Pole Update.
5. Recreation Hall roof update.
6. No TV, appliance, furniture, etc. dumping or dropping off at the Maintenance Shed.
7. Lawn mowing, sewer and/or water leak concerns are to be reported to the Office.
8. No Construction, Beautification or Boat Applications accepted during the summer.
9. Insurance Agent meeting update by Mark Pecce.
10. Maintenance Man interviews begin on Thursday, March 1, 2018.
11. Former Maintenance Man Tom Bachmann Update-Patience Needed by Resident's
12. Dog walking Update.
13. Ground Water and Fresh Water Crews Update by Doug Hiser.
14. The Office and Executive Board requires time to get items done and taken care of.
15. Boundary Dispute on 971 Palm Drive Update.
16. One (1) Coral Way Update.

Committee Reports:

1. Treasurer's Report and Financial Report: As per handout to the Board and Shareholder's attending the meeting. No Financial Report. An explanation was given as to why there is a \$20.00 fee for replacing a Prospectus Document. Clarification as to the "rumor" going around the Co-Op regarding Southwest Property Management

Co. and the Co-Op's Independent Auditor's of Wiebel, Hennells and Carufe, PLLC, Certified Public Accountants.

2. Rules and Regulations:

The committee had discussions regarding night time swimming (not yet in effect), noise levels and potential residents with alcohol at the pool during night time hours. Recommendation to delete the policy dealing with Non-Shareholder's and/or renters to discuss issues within the Co-Op. Motion to delete the policy by Lynne Ellgren and Seconded by Mark Pecce. Motion Carried.

3. Beautification:

Application #66: Motion to approve by Dan Latza and Seconded by Doug Hiser. Motion Carried.

4. Construction:

No new Applications submitted. The following Re-Builds were submitted...143 Temple, 193 Primrose, 455 Palm and 133 Rose. Motion to approve by Patty Owens and Seconded by Tina Cox. Motion Carried.

6. Strategic Planning:

The following updates were discussed...Ladies outside bathroom, Safety and Security with AED Update and CPR class on March 14, 2018, Irma Facilities Meeting with Collier County Code Officials, the upgrading of sewage lines. Next Meeting on March 13, 2018.

7. Social Club: Activities Update.

8. Boat Committee:

Update on the boating facilities.

9. Manager's Report:

Michael Loughmiller (Pronounced Lock Miller) talked but no formal report due to this being only his third (3rd) day on the job. He did report on his background.

Unfinished Business: None for this meeting.

New Business: None for this meeting.

Meeting Adjourned at 10:55 A.M.

Attendance: 107 Shareholder's, 9 Director's and 1 Manager.

Open Forum: Completed at 11:07 A.M.

Respectfully Submitted by Board Secretary George Kniola
February 28, 2018