

MRAPPOA Annual Meeting  
March 23, 2013 @ 10:00AM  
Taillefer Hangar

Officers Present:

Jason Sheffield	Natalie Stamp
Bill Bentley	John Perry
Roger Taillefer	Jim Manus

The meeting was called to order beginning with an invocation and pledge of allegiance. Due to a current legal issue regarding the Drago property designation, Susan Drago voluntarily abstained from her board position for this meeting.

One guest of John Gostomski was recognized and approved by the membership body.

Roll call and minutes from previous meeting were read. Motion to approve by John Perry. Second by Bill Bentley. Motion carried.

Jason introduced Paul Jarnutowski of Kingdom Management, the new management company for MRAPPOA.

**Report of Officers:**

**Treasurer's Report**

Paul Jarnutowski reviewed current dues and assessments against the 2013 budget. He also reviewed the cash on hand from the 2013 balance sheet. Year---end financial information was not reviewed, but, is available. Kingdom Management has already completed the 2012 income tax returns.

**Committee Reports:**

**Election Committee (Jason Sheffield):**

No elections held this meeting. Current list of board members and respective term expiration dates:

<i>Board Member</i>	<i>Expiration Date</i>
<i>Bill Bentley</i>	<i>March, 2015</i>
<i>Natalie Stamp</i>	<i>" 2014</i>
<i>Susan Drago</i>	<i>" 2014</i>
<i>Roger Taillefer</i>	<i>" 2014</i>
<i>Jim Manus</i>	<i>" 2015</i>
<i>John Perry</i>	<i>" 2014</i>
<i>Jason Sheffield</i>	<i>" 2015</i>

Jason made a general appeal for all residents to consider serving on the board as positions become open. Board meets four scheduled times per year with occasional special meetings.

#### **Runway Committee (John Perry)**

- The 2012 Mt. Royal Fly-in (5<sup>th</sup> year running) was a success. There were 22 visiting aircraft. Good food, fun and fellowship was had at the Zawistowski hangar. The annual default date for this event will be first Saturday in November.
- Runway lights are primarily being maintained by Mike Stamp, John Perry & John Drago. Issues should be reported to one of them.
- VASI on RW 26 will be repaired. It is highly recommended that pilots only land on RW26 at night using the VASI. 5 clicks will activate the lighting.
- Mt. Royal airport information is expected to be a part of the FAA master record soon. New editions of FAA sectionals will reflect a 3,000' paved, 08/26 runway, a CTAF of 123.15, VASI, etc.
- A new radio receiver has been installed and is working with 123.15.
- John stressed the importance of pilots using self announce and listening procedures when flying in the area.
- The membership discussed how to best handle joyriders, uninformed visitors, etc. who drive on runways. Suggestions ranged from a friendly reminder to calling the police.
- There was a general discussion of deteriorating runway pavement conditions. Divots and gravel are starting to appear. Sealcoating will need to be performed at some point in the future. Jason noted this will be a high cost item with need for some level of assessment.
- Bill Bentley noted the previous pressure washing of runway lettering was paid for by member donations (\$75) with no cost to the association. Appreciation was extended to those residents for their donations.

#### **Property Maintenance Committee (Roger Taillefer)**

- Indian mound maintenance was discussed. Roger singled out a friend of the Wilcox family (Gordon) for his continued help with maintaining the mound plus a variety of other tasks around Mr. Royal at no charge. Roger is currently working with Florida Department of Historical Resources to seek an independent contractor for regular lawn and general maintenance. Jason mentioned a previous contract for mound maintenance has been awarded to a company that hasn't been very visible. Jason will forward a copy of a previous letter from FDHR on this subject to the board and Kingdom Management. Roger will follow the current bid process.
- Discussed the need to blow the runway free of debris and small gravel. Jason will remind the lawn care service to mow away from the runway.
- Bill Bentley mentioned a concern voiced by Ramona Rd. neighbors regarding possible breach of the retaining pond at west end of RW26. Bill went on record that the entire pond has since been inspected and there is no problem that can be found.

### **Dock Committee (Bill Bentley)**

- Piling inspection of both docks was performed and both are in excellent shape.
- The West end dock needs a new roof. Bids are being sought by Bill. Buddy Gregory will assist Bill by contacting various bidders.
- East end dock is being underutilized now due to no roof. John Perry is organizing a group to fund new roof and lifts for portions of the east dock. \$7,000 per slip. In return for this upfront investment, the funder will obtain a 5 to 10 year lease at no charge to help recover the investment. Currently 3 residents are interested with at least one more being needed. Mount Royal Estates has been invited to participate. If they are unable to generate sufficient interest, we will request they swap some of their slips for some of MRAPPOA's slips to improve the aesthetics of the roofing.
- Jason discussed submerged land lease being up for renewal one year from now.

### **Legal Committee (Jason Sheffield)**

Decision was made to defer any action to modify, amend, or, otherwise change the C&R's and/or Rules and Regulations at this time. cursory reviews by various members determined these documents, while not perfect, are in pretty good shape at this point in time. Also, it was mentioned that Kingdom Management's involvement, moving forward, will greatly facilitate this activity at some future point in time.

### **Old Business:**

#### **Drago Property**

It has been determined the second parcel of Drago property, previously thought to be in the airpark, is indeed not officially in the airpark. Resolution of this situation involves partnering with the developer to modify the plat to include the piece in the airpark. John and Susan Drago are moving forward with necessary legal steps to accomplish the task. There should not be any costs to MRAPPOA. Susan Drago voiced the opinion that should MRAPPOA decide to bring in a third attorney to review the legality of the resolution, then that cost should be bourn by MRAPPOA. General feeling is the issue is not relevant to MRAPPOA business.

### **Entrance Gate**

Bill Bentley provided an update and along with Jason led the discussion as follows:

- A rendering of the gate was passed around. Design and aesthetic quality of the gate has surpassed all expectations. Bill received well-deserved appreciation from all present for his fantastic work on this project. Other community members from both associations have also contributed much in the way of time and money to help moved the project along. Since the 2006 original estimates, prices have risen and overages are the reality. More help with costs and labor will be needed in order to minimize the effect of the overages. Various methods of funding assistance ~~was~~ were discussed including straight donations, cookout fundraisers and use of reserve funds.
- Bill advised the Gate is built and should be tested and painted within the next 3 to 4 weeks.
- The small guard house is expected to be completed in 4 weeks. Jason noted it must be permitted as commercial.
- Asphalt prices are particularly high at this time. Jason has taken steps to minimize

this cost item by donating preliminary earthwork.

- At some point over the next few weeks, traffic coming into and out of Mt. Royal will be slightly interrupted due to final construction stages.
- An estimate of a total entrance gate completion is mid/late May.
- Mike Stamp fielded questions regarding the entrance and exit controls. Each resident will have two automatic controls for their vehicles. Additional controls may be purchased (\$15). There will be a post with keypad for manual pin code entrance (visitors). Temporary pin codes for contractors and an emergency vehicle feature. Mike was recognized for his many hours dedicated to the design and implementation of this system at no cost to the association.
- Future gate repair was discussed. Bill Bentley is interested in contracting for future repair work as a partial offset to some of his unreimbursed expenses for gate building and installation.
- It was generally agreed the video cameras and appropriate signage will greatly minimize damage to the gate.
- It was noted there may be a possible insurance reduction once the gate is in operation.
- John Gostomsky asked about a back up plan should the gate suddenly become inoperative. Bill Bentley advised in out-of-service situation, the gate will be disengaged and manually tied open until the problem is resolved.
- Residents can request review of the video recordings up to the time they are deleted. Videos will be saved for approximately 30 days and then deleted.

### **Water Treatment Plant**

Bill Bentley stated the water treatment plant is now running well with no current issues. He acknowledged Mike Stamp who has been dutifully reading the meters. Regarding water use, the local firefighters have been using the Phase 2 Airpark property between the Stamps' home and Joe Martin's hangar as a training site for new firefighters. This is viewed as a nice community service gesture on the part of Mt. Royal. Minimal water is used in the training. Roger Taillefer received special recognition and thanks for stepping in and repairing an out-of-service fire hydrant. Normal repair and replacement cost of that item were estimated to be well over \$2,000.

### **Wilcox To MRAPPOA Common Property Transfer**

The deed transfer of several properties (roads, storm water ponds, recreation lot) from Wilcox to MRAPPOA was completed several months ago.

### **New Business:**

#### **Master Collection and Foreclosure Representation Agreement**

Jason led the discussion to explain how Kingdom Management's attorney offers a separate legal service to implement a more aggressive method of collecting delinquent dues and assessments. The attorney will pursue those delinquent accounts that are deemed viable and will take the issue all the way to foreclosure, if necessary. Paul of Kingdom Management explained, from experience, about a 95% better response rate is gained simply because an attorney is handling the matter rather than the homeowner's association. The board will have the right to decide which accounts are handed over to the attorney for handling. Once the attorney given a case, then, it will be taken to either

settlement by the lot owner, or, all the way to foreclosure. The attorney will be paid on the backside. A motion was made to sign the general agreement by Bill Bentley, subsequent to Jason's final discussion with the attorney clarifying several items. Seconded by John Perry. One member opposed. The motion carried.

#### Wilcox Dues and Assessments

Jason led the discussion, explaining that some time ago, the board was made aware of a legal responsibility to collect dues and assessments on all developer owned lots. This has been confirmed legally. The subject has been presented to the developer's estate with a request to find legal opinion contradicting the above if they feel it is not grounded in proper legality. Currently, the Wilcox Development's estate is interested in sitting down to work out a fair and equitable settlement of the issue. There is strong general agreement in favor of resolution and moving past this issue. It was noted the lots in question are all unsold developer lots and not returned lots that were previously sold. The discussion centered around the issue of whether or not the MRAPPOA board has the legal right to enter into a negotiating position on matters concerning dues and assessments without risking accusations of selective enforcement. It was recommended the board obtain a legal opinion on this matter before entering into any negotiations. Natalie Stamp made a motion to proceed with the legal opinion. Roger Taillefer seconded. The motion carried.

#### 2013 Contract Extensions

Motion was made by Bill Bentley to extend McKinley Lawn and Custom Land Services contracts through 2013. They will provide the same services at the same price during this period. The motion was seconded by John Perry. The motion carried.

#### 2012 Property Transactions

Lot 2 – Steve and Janet Simoneaux

Lot 59 – Edward and Elizabeth Connell

Lot 69 – Joel and Debra Woodall

Phase II Utility Lot – Doc's Hangar (Great White LLC)

It was noted after the meeting by Dave Houchin that his and Shirley Houchin's purchase of lot 43 was transacted in 2013.

#### Mail Boxes

John Drago brought to everyone's attention that mail box supply is down to 3 boxes. His point is that a new group of mailboxes will be needed and the cost of construction associated with these new boxes needs to be addressed. Jason suggests we deal with it at the appropriate time by setting aside funds in our budget to pay for the new boxes and then recouping the cost by selling them to new residents over time.

#### Vision For 2013

No high visibility projects beyond those mentioned above for 2013. Focus will be on implementing existing projects. Jason again appealed for new board members.

Donna Koester made a motion for the airpark to reinstate the social meal held after each annual MRAPPOA meeting. The suggestion of inviting the MRE members was made. Catering solutions were discussed. Donna suggested hiring the Sprague House catering

from Crescent City for next year's meeting. The Sprague House is currently charging about \$8 per person and provides an enormous amount of food. Donna made the motion and Mary Jo Manus seconded. Motion carried.

#### **Member Comments**

- Jim Manus introduced a 2013 Social Directory and passed out copies to those attending.
- Paul Jarnutowski made a request for approval to send a third letter to violating home/lot owners who are in violation of R&R's relative to yard/lot mowing, etc. The third letter will be from an attorney rather than Kingdom Management and will be a precursor to further legal steps. Jason made a motion to approve the third letter. The motion was seconded by Bill Bentley. The motion carried.

#### **Adjournment**

With no further business to discuss, Roger Taillefer motioned to adjourn with second by John Perry. Motion was passed. Meeting was adjourned at 12:44pm.

Respectfully Submitted,

Jim Manus, Secretary