

MRAPPOA Quarterly BOD Meeting

Date: September 7, 2013

Location: Jim & Mary Jo Manus Residence

Directors Present:

Jason Sheffield, Roger Taillefer, John Perry, Donna Koester, Jim Manus

Association Members Present:

Susan Drago, John Drago, Dave Houchin

Meeting was called to order at 10:07am. Roll was called and minutes from previous special meeting were read. Corrections were noted. Donna made motion to approve, John Perry seconded, motion carried). Proof of today's meeting notice was confirmed.

Reports of officers

Treasurer's Report

Kingdom Management will be handing over all files/records by end of September to Jason. Jason to take care of duties until new treasurer is on board. Discussed using outside bookkeeping service for accounting work.

Report of committees

Dock Committee

East Dock Roof/Lift Project in slow motion per John Perry. John submitted letter to MRE to stimulate interest in moving forward. A general discussion of particulars followed. It was suggested that John put the MRAP package together in parallel with actions to gain full involvement of MRE. Should target next full membership meeting for vote on MRAP's interest. Some resolution of MRE's interest should be apparent by that time.

MRAP Dock Roof Replacement project hasn't moved forward at this point in time. Goal is still to have a comprehensive proposal put together for all the slip owners.

Legal Committee

2013 Florida Statutes - Effective July 1, 2013 Florida law now requires:

- Board members Sign a form confirming they have read current governing documents. Or, board members may elect to take a course offered by the state. Website: www.myflorida.gov.
- The association will be billed \$4/lot (per year?) to apply towards a general fund to offset costs incurred by injured homeowners due to destructive board decisions.

Discussion resulted in decision by the board create individual binders containing all governing documents. A master binder will be kept by the secretary and will contain a signature form in the front. Each board member will sign the form. Initially, 10 binders will be produced. Each new board member will receive the binder and then have 90 days to read and sign off.

C&R Rewrite

Discussed first giving current, highlighted C&R's over to Broad & Cassel, the law firm involved in the most recent version, for their review and comments and suggestions. Donna Koester agreed to review and make highlights (mostly chapters 12 & 15). Dave Houchin commented about the need to address the issue of licensing non-airpark residents (MRE) to have use of the runway. It was determined the subject has been included somewhat already, but, further definition is warranted. The subject of insurance requirements for aircraft based at MRAP was discussed. Revised C&R's will be voted on at the next general meeting.

Insurance Committee

- GL insurance for runway was discussed. Jason will get with KM and expedite currently due premium payment.
- Gate insurance quote for liability only was around \$800/year. Damage insurance would add around \$1,000/year. Discussion about finding a GL policy that would encompass the gate along with all other elements of coverage. Current insurance company (Reiter) does not offer this. John Drago offered to research other insurance company options and provide this information to the board.

Runway Committee

Jason advised Josh is spraying the edge of runway to keep growth back. Spraying frequency is once per month as opposed to the streets which is once every two months. Per John Perry, Mack Cartin suggests resurfacing in 2 to 3 years. Most pressing current need is to address the striping. Mack will be helping with price quotes for painting. John will continue the pricing exercise and advise.

Nomination Committee

Jim Manus agreed to Chair the committee for the upcoming year's elections. Term will run through the annual meeting in March 2015. Roger Taillefer motioned, John Perry seconded, Motion carried. A minimum of two additional non board members will make up the committee. A minimum of three new board posts will be filled at the March, 2014 meeting. Solicitation for candidates will be sent on or around December 1, 2013.

Unfinished/Old Business

a) Entrance Gate. The only remaining item is the physical hook up the gate controllers. Roger and Bill will handle this with the cooperation of Mike. No new startup expenses expected. Dave Houchin asked about estimated annual maintenance of the gate. Per Jason, this will be part of the upcoming budget discussions. Expected items are electric, telephone and normal equipment repair and replacement (cameras?). Landscape maintenance is already part of the grounds maintenance contract. Jason will proceed with C/O.

b) Wilcox/Developer Status – Jason revisited the special board meeting decision to put the MRAPPOA dues issues on temporary hold until some positive results of the MRCP/Wilcox water issues are realized. There has been exchange of information between both attorneys per confirmation from Robert and also Bill Bentley of the MRCP water board. Jason has met with Robert Anderson who agrees in principle to the items discussed in the August 27 meeting including the idea of trading one lot for a one year dues payment extension (through 2014). Jason continues to be hopeful we will be able to re-enter negotiations very soon upon resolution of the water issues. Decision was made to keep the date for the October 26th meeting. This meeting will also include budget planning and discussions. Jim Manus will notify the membership at large of this meeting.

c) Master Collection and Foreclosure Representation Agreement. No contact to date with Tankel. Contract was separate from KM and shouldn't impact this relationship. Jason will track and advise.

d) Kingdom Management

i) Clay Electric. Jason was called by Clay Electric to advise that Kingdom Management requested that Clay Electric shut off power to Mount Royal as of September 17th as they would no longer be managing the property. Some concern expressed over the reasoning for this and also any other potential negative actions by KM, particularly relative to Mount Royal banking and finances. KM has control until later in September

ii) Bank Account. Discussed preferences for new banking relationship. Need to shop for best cost relationship and also with local bank. Donna will research banks and advise.

New Business

a) New board Member Appointment (N. Stamp's Resignation)

Several candidates were solicited and discussed. Tim Wing is agreeable and was voted as the temporary replacement until new elections in March 2014. Donna motioned and Jim Manus seconded. The motion carried.

b) Board Meeting Checklist.

c) Ramona Road Drainage

Ramona Rd neighbors have expressed concern about standing water near the intersection of Ramona Rd and Ft. Gates Ferry. Possible causes are insufficient drainage due to excess rain over the last few months, leaching of Mt. Royal ponds or, some combination of both. Jim Manus has contact the county and is on the list of recipients of results of an upcoming county inspection. Jason and Jim both surveyed the site and feel, at a minimum, the county's culvert and drainage ditches are clogged and causing a backup of water. Also the road at the location is at the lowest point in the immediate area. General agreement that we will continue to dialogue with the county and Ramona neighbors until the appropriate solution is determined.

d) 2013 Board Goals

Wilcox issue resolutions.

C&R updates.

e) Member Comments

- A discussion of where the permanent files, including the association seal are kept. Jason advised that these files are currently kept in a file cabinet in Bill Bentley's hangar.

- Jason to contact Tankel for relationship status.
- Jason to contact Doug Stanford regarding C&R review.
- Jason to send all contact information and forward to Jim Manus. Also he will pursue all contact information from KM.
- Jim to create a total of ten comprehensive binders containing all governing documents.
- Jim to also create the signature form for all directors.
- Donna presented a helpful paper provided by Natalie Stamp relative to fiduciary responsibilities of the board and copies were distributed.

Adjournment

Roger Taillefer motioned adjournment. John Perry seconded. Motion carried. Meeting ended at 11:57am.