

## MRAPPOA Quarterly Board Meeting

Date: September 21, 2014

Time: 4:00pm

Place: Manus Residence

### Role Call

Officers:

Jason Sheffield

Dave Zawistowski (Face Time Connection)

Tom Cacek

Jim Manus

Member attendees:

Dianne Izzard (stand in for Bill Izzard)

Joe Fleming (new board member candidate)

Bill Bentley

John Perry

**Proof of notice:** Website and mass email.

### Minutes:

Minutes of previous meeting were waived. Approval of these minutes is being tabled until next general meeting in March of 2015 to have membership approve them. This particular meeting was a combined 2<sup>nd</sup> quarter BOD meeting and also, the reconvening and adjournment of annual meeting of March, 2014.

Best procedure for approval of minutes was discussed. After each meeting an unapproved copy will be forwarded to all board members and also posted on the website as a draft. Formal approval will be voted on at the next meeting in which a quorum is present.

### Treasurer's Report

Financials: Jason reported on profit/loss, balance sheet and bank account items.

Current cash position is healthy due to recent lot transactions.

Jim Manus has agreed to take over the position of treasurer from Jason who has been acting as both president and treasurer.

**Attorney Invoice:** Discussion of rejection of Doug Stanford's invoice for Doug's guidance on tax sale issues which incorrect. Board agreed on disputing the invoice.

### Secretary's Report

- *Website:* Jim reported on new website. Purpose is to provide vehicle for membership to have access to meeting minutes and financial data. Site is free. Discussed having more involved website to help market Mt. Royal. Julie Fetcko's site mentioned. A discussion of information such as member contact information was held. Jim will revisit the old social directory, update it and

- then post on the web as a passcode protected pdf file. A mass email will be sent to the members only advising of the directory and passcode. This is a work in process.
- *Mail Handling Procedures:* Jim Manus to take over the mail box key and will over see the mail receipt. Donna Koester, Roger Taillefer and John Perry will assist with monitoring the mail box in Jim's absence with Donna taking the lead.
  - *Member Feedback and Concerns:* Via email, Natalie Stamp took exception to the tone of discussion relative to Kingdom Management in a previous board meeting and wanted to go on record that the inference of Kingdom Management being less than professional in it's dealing was in error. In order to fairly acknowledge the facts contained in Natalie's email, the secretary is making content from her email part of the record by including in these minutes plus backup email attachment below:
    - "The minutes of the 6/29/13 meeting include the evaluation of Kingdom Management in the New Business section. General satisfaction was expressed and, from questions and answers in that section, it would seem apparent that the board was comfortable with their professionalism. As the designated contact for Mount Royal, I had the most dealings with them and every person I dealt with was knowledgeable about the areas for which they had responsibility and behaved in a professional manner.  
In item (d)(i) in the minutes of the 9/7/13 meeting, Jason Sheffield reports that Clay Electric had been advised by Kingdom Management to "shut off power to Mount Royal" which resulted in concern being "expressed over the reasoning for this and also any other potential negative actions by KM". It is further implied, though not attributed to a specific board member, that if that was the case, they may behave improperly "relative to Mount Royal banking and financials" before the completion of the handover.  
This is, of course, ludicrous and Jason knew it within 48 hours of that meeting as evidenced by emails (copy of exchange is attached) between Jason and Paul Jarnutowski at Kingdom Management. Therefore, in fairness, a correction or addition to the minutes of the 9/7/13 board should be made and the correction or addition noted in the next published minutes. To be fair and correct are two good reasons, and I would hope sufficient. A more self-serving reason might be that MRAPPOA has "published" on the internet a document which clearly calls into question the ethics of Kingdom Management based on an incorrect assumption which, when almost immediately clarified, was not corrected.
  - *Wilcox Settlement Agreement:* The BOD vote approving the Wilcox settlement agreement was not shown in the June, 2014 meeting. It is hereby noted this agreement was voted on and approved by the BOD via email vote on or around May 13, 2014. It was noted that Doug Stanford drew up the settlement agreement.

### **Committee Reports**

- *Election Committee:* A new election committee needs to be formed for the 2015 AGM election of officers. Tom Cacek has agreed to chair this committee. The question was raised by Dave Zawistowski regarding eligibility of family members to represent the owners of a property relative to voting and/or holding office. The consensus is the family member's name should be on the deed in order for this to happen. The exception to this rule involves a non-person owner such as a corporation, LLC, etc. Jason will

- double check this question and report back to the board.
- *Dock Committee:* Dave Zawistowski agreed to represent the MRAPPOA on both east and west dock committees.
- *Runway Committee:* John Perry presented an update on the runway needs which include resealing the runway plus additional items:

#### **Unfinished/Old Business:**

- *Confirmation of Officers:* Voted on via email as follows:  
Jason Sheffield, President through March, 2015.  
Dave Zawistowski, Vice President through his remaining term.  
Jim Manus, Secretary/Treasurer through March, 2015
- *Governing Documents:* It was decided that since the website is up and running and does contain the current governing documents, a notification will be sent to all members to access the documents there. Hard copies will be provided only upon specific request. Jason agreed to provide a hard copy to Bill Bentley for transfer to the Weavers who have special circumstances.

#### **New Business:**

- *New board member:* Motion by Tom Cacek to appoint Joe Fleming to vacant board member position. Jim Manus seconded the motion. Motion was approved by unanimous vote.
- *Property Tax Issue with Retention Pond:* Wilcox's will not pay the delinquent taxes on this property. MRAPPOA had no option other than to pay the bill as current legal owners.
- *Wilcox Debt Settlement Agreement Addendum:* *This item, lot #73, is no longer applicable as the Wilcox's verbally removed it from consideration.*
- *MRCP Invoice:*
- *May Management Proposal:*
- *2014-15 Vision Plan*
- *Confirm 2014/15 meeting Schedule*
- *Archeological Group Gate Code:* Sarah Miller, an archaeologist with the Florida Public Archaeology Network contacted the association about having access to the mounds on a regular basis primarily for inspection purposes.

#### **Adjournment**

Jim Manus motioned for a specific code for this group. Jason seconded. Approved by unanimous vote. Meeting was adjourned at 5:45pm.

Jim Manus  
Secretary  
MRAPPOA

## Natalie Stamp

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**From:** Paul J <paul@kingdommanagement.com>  
**Sent:** Tuesday, September 10, 2013 2:40 PM  
**To:** Natalie Stamp  
**Subject:** FW: Mount Royal Airpark  
**Attachments:** Account Closure Request.pdf

FYI

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**From:** Paul J [<mailto:paul@kingdommanagement.com>]  
**Sent:** Tuesday, September 10, 2013 2:40 PM  
**To:** 'Jason I. Sheffield'  
**Cc:** 'Bentley, Bill'; 'Koester, Donna'; 'John Perry'; 'Manus, Jim'; 'Tim Wing'; 'Taillefer, Barbara'  
**Subject:** RE: Mount Royal Airpark

Attached is the Bank Account Closure Request.

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**From:** Jason I. Sheffield [<mailto:jsheffield@theiveygroup.net>]  
**Sent:** Monday, September 09, 2013 9:23 PM  
**To:** Paul J  
**Cc:** Bentley, Bill; Koester, Donna; John Perry; Manus, Jim; Tim Wing; Taillefer, Barbara  
**Subject:** Re: Mount Royal Airpark

Thanks for the rapid response.

**Jason I. Sheffield**  
The Ivey Group, Inc.  
104 Indian Mound Drive  
Crescent City, Florida 32112

Office: (386) 467-8550  
Facsimile: (386) 467-8551  
Cellular: (386) 559-3265

Sent from my iPad

On Sep 9, 2013, at 8:15 AM, "Paul J" <[paul@kingdommanagement.com](mailto:paul@kingdommanagement.com)> wrote:

We will forward a check for \$2144.00 for the insurance. Also a check for \$35,000 to open your bank account.

I think there is a difference between stopping the auto draft for the electric bill and shutting off the power.

Sincerely,  
Paul Jarnutowski

Serving your community . . .  
Kingdom Management

