

June 1, 2017

MT ROYAL AIR PARK POA BOARD MEETING (second quarter)

The 2nd quarter meeting of the Mt Royal Air Park POA Board meeting was called to order at 6:45PM at the home of Tom Cacek.

Board Members Present:

Tom Cacek
Bo Brewer
Flint Brady
John Drago
Ann Seehafer (speaker phone)
David Zawistowski (speaker phone)

Member Absent:

John Brewer

There were no general members present

Minutes:

Members present acknowledged receipt of previous minutes. There was a motion to approve from Bo Brewer with a second from Flint Brady. Minutes were approved by all present.

Financial Report:

Bo Brewer provided copies of the Balance sheet and P&L as of June 1,2017. With a motion to approve and a second by Tom Cacek the report was approved to be filed.

Committee Reports:

Common Property:

Bo Brewer advised nothing to report as the CP Association is operating smoothly and no problems to report. It was mentioned that there is a \$1,250 connection fee when a new property comes on line. While this has not been a problem, in the interest of full disclosure the amount should be mentioned to lot buyers who are planning new construction.

Architectural Review Committee:

No ARC member present so no report was given

Dock Committee:

Dave Zawistowski reported that the rub rails have now been completed. There have been no bids on the ramp widening proposal project yet. Dave Z advised he would follow up on the ramp expansion upon his return to Mt Royal in the next 60-90 days.

Pavilion Committee:

Tom Cacek passed out a rough drawing of the proposed layout of the pavilion that I am attaching to these minutes. Tom says he is waiting for an actual finished drawing from Jason Sheffield soon. Tom will contact Jason and report back at the next board meeting. He advised that he hopes to have the building in construction by the next annual meeting.

CNR Committee:

John Drago had been asked by a prospective buyer if there was any objection in the CNR's or By-laws regarding short term rentals, most specially weekly rentals in the hangar apartment row. Research provided no specific rules to disqualify such.

Old Business:

Our attorney Tankel completed foreclosure on the property at 308 Timucuan Tr in April for the back dues owed to the association. John Drago reported he had been in contact with Aubrey Posey, an attorney in Tankel's office who advised that the delay in our association payment is normal do to paperwork that is completed in Tim Smith's office in Putnam Co and we should be receiving funds owed sometime in June.

New Business:

It was reported that the road sign at the intersection of Mt Royal Ave and Timucuan Tr is missing. John Drago reminded the board that this was the sign that was hit by the lawn mower some months ago and Josh McKinley had removed it for repair. John Drago is to follow up with Josh and have it returned.

Damage to the roads do to the movement of the equipment and concrete trucks was brought up by Tom Cacek. The possibility of some sort of impact fee on new construction was mentioned. As we have no idea on costs of road repair and could not determine a proper amount if an impact fee were imposed the matter was dropped until more information was available.

Adjourn:

As there was no further business A motion to adjourn the meeting at 7:48PM was made by David Z with a 2nd by John Drago. Motion to adjourn was passed.

Respectively submitted

John Drago Sec MRAP POA