

October 26, 2017

**MT ROYAL AIR PARK POA BOARD MEETING (Third Quarter)**

The 3<sup>rd</sup> quarter meeting for the Mt Royal Air Park POA Board was called to order at 6:04 at the home of Tom Cacek by Tom Cacek Vice-president.

**Board Members Present:**

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

**Association Members in attendance:**

Diane Izzard  
Roger Taillefer  
Vern Kramer (speaker phone)  
Dan Ellingson

**Members Absent:**

Bo Brewer  
John Brewer

**Minutes:**

All members present acknowledged receipt of previous minutes. A motion to approve the minutes was made by Tom Cacek to approve the minutes and a second by Flint Brady resulted in a unanimous approval by the Board.

**Financial Report:**

A financial report was not available due to the absence of the treasurer. A committee of 3, Susan Drago, and Diane Izzard headed by Bo Brewer was established to meet at a time of their choosing in the early December time frame after all the costs are in on the cleanup from Hurricane Irma to make a proposed budget for 2018 that can be presented to the Board at the fourth quarter meeting.

**Committees:**

**Common Properties:**

No activity on common properties was reported other than a leak in the bypass water line that runs parallel to the road which broke resulting in a leak on the east lot on the Zawistowski property. The leak had been stopped on the day of this meeting and it was noted the standing water on the property was receding already.

**Dock Committee:**

See hurricane damage clean up.

**Pavilion Committee:**

Roger Taillefer advised he had picked up plans for the pavilion at Dave Zawistowski's request, Tom Cacek reported he had spoken to Turner Septic who wanted the survey to determine where to put the system. Tom also said he had contacted Jason Sheffield who will have a survey to him this week.

**CNR (Regs) Committee:**

Tom Cacek advised there had been no meeting of this committee however they will meet before the next Board meeting to make recommendations to clarify fencing and other confusing items in the C&R's that had come up. They will present their findings and recommendations at the 4<sup>th</sup> quarter meeting.

**Unfinished (Very) Old Business:**

Tom Cacek advised that the Safe Touch contract at the guard gate had been paid and cancelled and would not be replaced. It had been noted that the annual premiums of the contract were higher than the value of the items in the shack.

**New Business:****Budget Line Item Review for 2018:**

Originally the Board had planned to complete a line item review at tonight's meeting however, that has been moved to committee, as stated in the Financial Report section of these minutes.

**Lots 22,23,& 24 Maintenance/ Legal action:**

The owner of lots 22, 23 & 24 has not maintained or cared for these lots in over 2 years nor has he been paying dues or assessments for some time. Owner was on a payment plan for back dues and assessments but has broken that agreement almost 2 years ago. When last contacted by John Drago, he advised he was going through a divorce and would not be paying dues or maintaining these lots until an agreement as to their ownership could be determined in the divorce proceedings. He told Mr. Drago to do whatever he need to do as he was unable to pay or maintain property. It was pointed out that there is currently downed trees and debris all over the lot that the Association will need to pay to have cleaned up in the absence of the owners care per C&R's. A motion was made that we turn the collection of these lots over to our attorney to proceed with foreclosure to return our costs for maintenance and past dues by Tom Cacek and a 2<sup>nd</sup> from Dave Zawistowski. This passed by a vote of all members in favor.

**Hurricane Damage/Clean up of Lots & Docks:**

John Drago agreed to contact Buddy Gregory and request his assistance in contacting the slip owners who have the 70% interest in the west dock to get them involved in repairs and advise us of the expense of the Associations 30% ownership.

John Drago also agreed to contact Dave Bailey, president of the Estates Association, to make progress on cleaning up the 5 trees that were victims of Hurricane Irma as well as the costs of repair of the east dock and boat launch that we are 50/50 partners of with the Estates. He will work with the Board members by phone regarding cost of our 50% ownership prior to the contract of work.

There are a few lots with absentee owners that have downed trees and debris that needs to be cleaned up. Tom Cacek and John Drago agreed to take pictures of the lots involved and contact those owners about cleanup.

The meeting was adjourned at 6:52 with a 1<sup>st</sup> by Dave Zawistowski, a second by Tom Cacek and unanimous approval by the Board.

**SECRETARY: JOHN DRAGO**