

March 24, 2018

MT ROYAL AIRPARK POA ANNUAL MEETING

The annual meeting of the Mt Royal Airpark Property Owners Association was called to order in the Airpark's new pavilion at 10:24 AM on Saturday 24 March 2018 by Dave Zawistowski, President.

Board Members Present:	Members Absent:
Dave Zawistowski	Ann Seehafer
Tom Cacek	Flint Brady
John Drago	
Bo Brewer	
John Brewer	

There were 35 property owners present and 11 proxies (stored with secretary copy of minutes). A quorum was present.

A moment of silence was requested by Dave Zawistowski out of respect for our recently departed member Joe Martin who was involved in a plane accident.

Opening Acknowledgements:

Many members of the Association were recognized for their service during the last 12 months:

John Perry and Roger Taillefer have maintained the runway lights and timers as well as helped seal cracks and other maintenance projects.

Barbara Martin was recognized for her group activities coordinating social events, food collection and just socially keeping us all organized this last year. She was also acknowledged for her composition of the new membership directory that was sure no easy feat.

Jim Manus was thanked for posting the minutes, maintaining the Mt Royal Website, playing the piano and singing at social events over the last year. It is hoped he will continue to perform as needed.

Mike Stamp was recognized for his support when the water plant went down during the last hurricane as well as computer work he has tirelessly involved himself in.

Tim Wing, Dave Zawistowski, Tom Cacek, John Drago and Jim Manus were recognized for work in the construction of the pavilion. Tim Wing spearheaded the project and has spent thankless hours in the planning and construction of the building we were meeting in. Tim, Dave and Tom were also the volunteers that took on the east dock project in the absence of any available dock repair companies able to fix damage at a reasonable price. Thousands were saved by their volunteer activity.

Dave Houchin was thanked for his taking on the challenge of west dock repairs.

Dock Reports:

East dock report given by Dave Zawistowski. As already advised the work has been completed with the exception of anchoring some of the pilings that need to be lined up properly. Total costs were minimal.

West dock report was given by Dave Houchin who advised there was really not much hurricane damage.

Repairs resulted in costs to the Association of about \$500 and \$200 to each of the 7 slip owners .

Community Property Report:

Bo Brewer reported that the plant was operating well. Water quality was very good and the plant operates with few interruptions. The Community Property Association has \$48,000 in reserves and is billing capitalization charges of \$12,000 annually, \$4,000 to the Estates Association and \$8,000 to the Airpark Association.

Treasurer Report:

Bo Brewer presented the treasury report which is filed away with these minutes. He reported approx \$171,000 in reserves, \$82,000 operating account \$14,000 in the pavilion account and roughly \$29,000 due in receivables at this time with the latter three adjusting daily.

Pavilion Report:

Tim Wing stood up and pointed to areas of the building we were in to let the members present know where the bathrooms, storage and kitchen areas would be when we held the meeting at this time next year. The exterior and interior walls are to be stuccoed and he was open to suggestions as to how to complete the ceiling to minimize the noise. As of the time of the report we had spent approximately \$30,000 with an expectation of \$50,000 total when finished. This asset is an incredible value for the Association and all thanked Tim for all his work.

Nominating Committee:

Tom Cacek took over the election process and presented the slate of officers the committee recommended for 3 year terms:

Bob Welsh

Monique Glaize

John Drago

A motion from Mary Lu Rinehart to close the nominations and call to a vote the recommendations was seconded by Beth Brewer. With no objections the membership present voted for the 3 recommended.

Fence Report:

David Zawistowski advised that in order to secure the sections of the airpark that were accessible to uninvited intruders it would require 6,100 feet of fence and a farm type fence had been suggested to minimize the cost to construct. He reported that the owner of lot 78 had offered to pay for 2000 feet, roughly 1/3 the cost of construction if we wanted to have the Ramona Rd and Ft Gates Ferry property lines fenced. Estimates varied but the low bid is \$16,000 for the project. Dave said consideration to fencing the Forts Gate Ferry Rd would have to be delayed as there was a contract being bid out to pave the road. Bo Brewer had been in contact with the committee that awards the project and they could not promise that parts of the berm and any fence put up would not be damaged or removed with the paving project. They suggested we wait until the completion of the paving before we proceed. Jason Sheffield was recognized from the floor with 2 statements. First, he felt a fence project and a pavilion project at the same time would be difficult and that the pavilion project was more important at the time and he also questioned whether we should fence private property. The current fence that is falling down is on private property that was owned by the developer at the time it was fenced and now is privately owned.

This caused a number of concerns from the membership present and it was decided to send the fence project back to the board for further discussion.

The Bird Problem:

Dave Zawistowski reported that there had been several pilots who spoke of near misses of a bird strike. The Sand Cranes have been walking the runway and often dart out into air traffic as planes approach. As yet there have been no known strikes but the size and weight of the birds could do a good deal of damage to both aircraft and pilots if hit. He suggested we quit feeding the birds in hopes that they will just go away.

Dave Houchin was recognized from the floor. He reported that several members have had difficulty with the access space at the security gate. Even a skilled driver has difficulty driving a large motor home through the gate safely unless both gates are opened at the same time. Tom Cacek promised to get with the gate people to see if there is not a way to open the gates at the same time allowing unfettered access. He felt there was.

Adjournment:

As there was no further business to discuss a motion to adjourn was made by Marylou Rinehart with a 2nd from Tim Wing. Motion passed at 11:47am.

John Drago, Secretary

Board Organizational Meeting:

Immediately after the Annual Meeting adjourned the new slate of officers held a meeting to assign new roles. The following were appointed:

Dave Zawistowski, President

Tom Cacek, Vice President

John Drago, Secretary

Monique Glaize, Treasurer

Bo Brewer*

Bob Welsh*

Bo Brewer*

*members at large