

December 11, 2018

Mt Royal Airpark POA Board Meeting (4th quarter)

The 4th quarter Airpark POA Board Meeting was called to order by Dave Zawistowski at 6:07 PM in his home in the Airpark.

Board Members Present:

Dave Zawistowski, President
Tom Cacek, Vice-President
Monique Glaize, Treasurer
John Drago, Secretary
Bo Brewer
Flint Brady
Bob Welsh

Membership Present:

Tim Wing
Barbara Martin
Irene Ank
Susan Drago

MINUTES: A motion to accept the minutes as posted was made by Bo Brewer with a second by Tom Cacek. All voted in favor of acceptance of the minutes.

FINANCIAL REPORT: The financial report was given by Monique Glaize as well as the proposed budget for 2019. Total expenses for 2018 were \$60,363 which was in line with the expenses for the year 2017. Misc expenses for the current year included:

\$5,610 Retention Pond #2 damage repair
3,020 Maintenance Lawn upkeep lot's 22, 23 & 24
574 West Dock repair
878 East Dock repair
105 Security Gate repair
265 Runway Crack Seal

\$10,452 Total

A discussion of the proper use of Reserve Accounts as required in the Florida Statutes ensued as Susan Drago reminded the Board Members that funds put in the Reserve Account needed to stay in that account without the subject of movement in and out of the operating account. She advised that this was a simple paperwork issue and would not require the opening of an additional account but just a line item where available funds that may be needed to cover misc unbudgeted repairs such as those listed above.

A motion was made by John Drago with a 2nd from Bob Welsh that rather than moving any funds into the reserve account we hold these funds into the operating account to cover misc expenses not budgeted for until December 2019 then move a deposit into the reserves. This motion was passed by all Board Members. John Drago was asked to get an estimate on the remaining economic life of the roads in the Airpark as well as the Runway so we can plan on the time and reserve amount necessary to cover

reserve requirements. He promised to get with Halifax Paving Co. who will be doing some repair work in conjunction with the Gates Ferry Rd Paving Co project that is to happen in first quarter 2019 and report back to the Board.

A question of the cross-billing between the Airpark and the Estates to which Monique advised that the Estates pays the Airpark \$600 annually towards gate expenses as well as \$541 quarterly for common lawn area maintenance. The Airpark pays for electricity to the east dock, \$323 annually for general insurance (1/2) for that dock and half of the lawn maintenance for the boat dock area. The total cost of that lawn maintenance for 2018 was \$1,122 in 2018, \$1,098 in 2017 and \$1,009 in 2016. The Airpark paid ½ of these amounts. While auditing these accounts Monique found that for the last 10 years we have been paying for the Aquatic maintenance of the 4 retention ponds in the Airpark/Estates area.

Pond # 3, also known as the Memorial Pond is in the Estates and as to why we are paying to have it services is unknown and most likely an error that was not caught 10 years ago when the service was established and just now discovered. Monique will be speaking to Joe Miller on the Estate Board to determine the steps to ratify the error. This will continue to the next Board Meeting.

COMMITTEE REPORTS:

Common Properties: Bo Brewer reported we have \$41,398 in reserves at this time after paying \$7,000 for replacing a controller. The Operating account currently contains \$1,182 but is growing as the end of a billing quarter is occurring. Bo said a wall needs to be built to direct the chlorine air away from the equipment. That is being looked into and Bo was asked to report back as to the walls status at the next report.

Pavilion Report: The financial aspect of the report was given by Bo Brewer who advised that as of last May before Tim Wing left for Ohio there was Approx \$1,800 in the account. Bo explained that the account currently had \$2,985 in it do to some double billing on a concrete bill. He also advised there was an expense of \$936 for dirt but it was never said if this is before or after the \$2,985 balance. Bo Brewer made a motion that was 2nd by Bob Welsh that the funds in the Pavilion account be transferred over to the Airpark Treasury at this point for the completion of this Pavilion project. The motion passed. When asked Tim Wing advised we have \$55,000 in the project now and need \$8,000 forth septic system and approx \$10,000 more but that would not include air conditioning. We could complete without A/C and add it later. This will bring the total cost of the Pavilion and improvements to \$73,000. All agreed this was an incredible price and thanked Tim and the rest of the volunteers from the entire Airpark Membership for their tireless efforts, free labor and tenacity to see the project through. Tom Cacek with a 2nd from Flint Brady motioned that while we had the free workers and before the snow birds left to go back north we complete the project by spring from Operational funds. While a number was not specified based on Tim's numbers this amount should be approx 15k without any air conditioning.

Architecture Review Report: Tim Wing reported that with Roger Taillefer and John Perry leaving the committee that he was a group of one and need two replacements. Barbara Martin and Bob Welsh were asked by the Board to fill the vacant positions and accepted. Tim Wing brought up a complaint that 2 hangar doors have recently been constructed of metal. He said there is nothing in the C&R's that say

that is not acceptable. The new committee with the 2 new appointed members will meet and discuss this and report back on their thoughts at the next Board Meeting.

West Dock Report: There was no west dock report

East Dock Report: Dave Zawistowski had nothing to report. Irene Ank brought up the unevenness of the trail up to the boat launch and Dave promised to speak to his counterpart Dave Bailey about the joint purchase of fill to smooth out the passageway.

Fencing Perimeter: The north area of the Airpark along Gates Ferry Rd has been put off until the boundaries can be determined after the completion of the County paving of Gates Ferry Rd. The Ramona Road portion between the Welsh and Izzard residences has not been completed only because we have not found someone to construct the fence. Susan Drago asked if the fence would be constructed on private property or Airpark land and was assured the latter by our President who had searched the records at the zoning department. Bob Welsh and Bo Brewer agreed to form a committee of 2 to hire and oversee the Ramona Rd fencing project which was approved at the annual meeting so as to have it completed before the date of the next Annual Meeting.

NEW BUSINESS:

Board Elections: There will be 2 Board Member vacancies that will need to be voted for at the annual meeting. Bo Brewer, Susan Drago and Flint Brady were appointed as the 2019 Nomination Committee. We are required by our Bylaws to advise membership by Feb 6th of the nominees in order to be in compliance time wise and be eligible to hold the Annual Meeting on Saturday March 23, 2019.

Annual Meeting: The Board agreed to March 23, 2019 as the date of the Annual Meeting.

As there was no further business a motion to adjourn the Meeting at 8:15 PM by Tom Cacek with a 2nd by Bob Welsh was passed.

Respectfully,
John Drago
Secretary