

## **MT ROYAL AIRPARK BOARD MEETING (3Q18)**

September 11, 2018

The 3<sup>rd</sup> quarter MRAPPOA Board Meeting was called to order at 6:03 pm by Tom Cacek, VP. The meeting took place at Tom's home in the Airpark.

### **Board Members Present:**

Dave Zawistowski, President (conference call)

Tom Cacek, V Pres

Monique Glaize, Treasurer

John Drago, Secretary

Bo Brewer

Flint Brady

Bob Welsh (conference call)

There were no other residents from the community present.

**MINUTES:** A motion to accept the minutes posted was made by Flint Brady and all Board Members voted in favor of acceptance.

**FINANCIAL REPORT:** Monique Glaize gave a financial report. As of July 31 there is \$62,007 in checking with approximately \$6,000 in current invoices to be paid. The Airpark Reserve account has \$172,236. Additional financial information, Lots 22-23-24 are currently past due \$7,483 and that amount is increasing as the Association continues to maintain the lawn and dues accrue. The lots are currently being handled by our Attorney, Tankel and the owner has disputed the \$2,500 charge to clean up tree debris after the 2017 hurricane that felled 52 trees in the Airpark last year. The owner says he was not served notice prior to the cleaning up and subsequent billing. John Drago advised he had a copy of an email he had sent to the owner 1 ½ years before the hurricane (Feb 22, 1916) asking him to maintain his lots or the Association would have to maintain and bill his account. John additionally had received an email from the owner saying to do what we wanted as he was in a dispute with his wife and they were divorcing. He expected her to get ½ of the property and he was more or less not going to do anything. John had recalled at the time the grass had not been cut in over a year and was becoming a rodent problem. John advised he would send the email trail with the owner to Tankel for the proceedings. Treasurer records reflect there is a balance of \$7,105 on lot 113 which had previously been foreclosed on for nonpayment of dues. John Drago said he thought those back dues were paid with the funds from the foreclosure sale. Monique will check with Tankel before the next Board meeting to see if we have received funds and possibly credited the wrong account.

Treasurer records also indicate a \$8,696.50 loss on lot 63 during the period the prior owner was in bankruptcy then subsequently deeded to Jessica Sherar then acquired by Craig Sherar at the tax sale. It has been determined this is a true loss with no chance of any recovery. Monique promised to contact Christa at Gullett Title in Crescent City to determine if the dues collected at the time of the sale were recorded in our record properly.

## **COMMITTEE REPORTS:**

**Common Properties:** Report given by Bo Brewer. The Common Properties Association has approximately \$41,000 currently in reserves. Community Properties spent \$6,980 for a VFD Controller. Mike Stamp trouble shot the problem and completed the work thereby saving this community significant cost with his expertise.

**Dock Committee:** No report as no committee member was present but Tom Cacek did advise that repairs were still ongoing by the slip owners on the west dock.

**Pavilion:** There were no further pavilion progress during the summer but Tom Cacek said progress will begin when Tim Wing returned in 2 months and the project would resume. Architectural Review Board: There was no reported by the ARB as the only remaining member, Tim Wing is away until October. It is noted that we need to come up with 2 new volunteers to replace the current vacancies.

**LOT MAINTENANCE:** Monique Glaize reported that she has spoken to both Ron Sharp and Josh McKinley regarding lawn maintenance schedules, multiple piles of debris left all over the Airpark and what can be done to correct the deficiencies. Bo Brewer asked what could be done to keep Isaiah from hitting lights, fences etc while cutting grass. The question was asked as to the scope of the contract we have with Josh McKinley and is the work being done per service contract. Monique (I think) said she will follow up with Josh for a copy of our contractual agreement and discuss the implementation of those services per our contract agreement.

**OLD BUSINESS:** All old business was discussed in the Committee Reports with the exception of organizing the cross billing of services between the Airpark and the Estates. The Estates provides some funding on entranceway grass cutting and the Airpark has a 50% expense in the East Dock insurance. The Airpark has also repaired the East Dock from last year's hurricane damage and has not been reimbursed yet on the cost of those repairs. It was determined John Drago and Monique Glaize would set up an appointment with Mack Cartin, treasurer of the Estates and work out the settlements.

**NEW BUSINESS:** Flint Brady reported that he had received a flyer from the power company that they were doing maintenance on the power boxes throughout the Airpark in the next few days. They had suggested that landowners with power boxes in their yards clear back scrubs next to the boxes otherwise they may get damaged during the maintenance.

Tom Cacek advised he would be updating gate codes in the next 30 days to make the neighborhood more secure as there were many outside the community that had a code and access to the Airpark who did not need to. He will produce a letter for John Drago to send out notifying all lot owners and residents we have emails for, to request that they contact Tom to provide a new 5 digit code for future access.

The next Board Meeting is scheduled for 6:00pm, Tuesday, December 11, 2018, at the home of Dave Zawistowski. A motion to adjourn the meeting was made by Dave Zawistowski with a second by Tom Cacek at 7:11pm. All present voted in favor of adjournment.

John Drago, Secretary