

June 9, 2021

#### MT ROLYAL AIRPARK POA BOARD MEETING

The 2<sup>nd</sup> quarterly MRAP POA Board Meeting was called to order at 6:06 PM at the home of Dave Zawistowski by Dave Zawistowski, President.

Board Members Present:

Dave Zawistowski, President

Tom Cacek, V President

John Drago, Secretary

Bob Welsh

John Butler (conference call)

Jeff Levine (conference call)

Board Members Absent:

Monique Glaize, Treasurer

Residents Present:

Susan Drago

All Board Members present acknowledged receipt and reading of the minutes posted on the website. A motion to accept the minutes as posted was made by Tom Cacek with a 2<sup>nd</sup> by Dave Zawistowski. A vote to approve the minutes was unanimous.

Financial Report: Tom Cacek read the financial report noting the fact that 10 lots had not paid the 2021 dues. It was requested that John Drago get with Monique to determine who the 10 delinquents were and attempt to contact for payment. Dave Zawistowski brought up a previous discussion from the past where the Board discussed a late charge assessment for the late payers. The thought was tabled to see what the contact results by Mr. Drago would produce in the way of explanations. There was a question regarding a line item labeled Maintenance and Repairs of \$16,257. As Monique was not there to ask Dave advised he would query her and advise all at a later date.

There was no representation at this meeting for reports on the Pavilion, Common Properties, West Dock, or East Dock.

Architectural Review Committee: Bob Welsh advised plans were received for a berm lot that met all the requirements of the C&R's in his belief but he had not heard anything from Tim Wing who is out of town. Tom Cacek advised that two of the ARB members were approached by a resident who was upset with the yard ornament a neighbor had placed in his yard and wanted to know if such an object was acceptable in the C&R's. Bob said there is nothing in the C&R's that restricts yard ornaments and in fact 2 brass deer's are currently on display in the area adjacent to the pink hangar. As there is nothing in the regulations that outlaws yard ornaments the subject was dropped.

New Business:

Sea Plane Runway: A guest presenter, Christopher Bailey had been invited by Dave Zawistowski to discuss the addition of a Sea Plane Base/Runway to the Mount Royal Airpark. Chris is interested in having a Seaplane identification added to our identifier with the FAA. It is a relatively simple process, according to Chris, that will be identified on charts with the addition of an anchor denoting seaplane landings in the St Johns River are allowed in association with Mt Royal. At the same time there will be a

second runway on the river in front of Renegade's Restaurant. Chris explained that the reason he is willing to do this for us at no cost is that by attaching the seaplane base to an existing designated runway (3FL0) there is less paperwork. He is putting one in whether we want one or not and feels it would enhance the value of Mt Royal Airpark if they could add the seaplane base to its amenities. John Drago was concerned about any liability Mt Royal would have with the addition of a Seaplane Base with our name on it for public use. David Zawistowski advised that he had already spoken to our liability insurer and he said we were covered and there would be no extra charges, at this time, if a seaplane base was added. When Dave suggested a vote on it Jeff Lavine said he is just now hearing about it and did not feel comfortable voting on it until he had a chance to think and review the idea. Susan Drago stated that years ago that when Mount Royal Estates approved a request by the Air Park modify the dock piling heights, Mount Estates approved this request but wondered out loud what the "next step on the dock" would be? John Drago felt the same and offered to run this past Pat Phillips, the EAA aviation attorney in Florida. John promised to contact Pat for legal counsel and advise the other Board Members in 7-10 days.

There was no Old Business to report.

As there was no further business to discuss Bob Welsh motioned to adjourn the meeting and was backed with a 2<sup>nd</sup> from Dave Zawistowski and the meeting adjourned at 7:50 PM.

Respectfully,

John Drago, Secretary