



111 Mount Royal Avenue
Crescent City, Florida 32112

MT ROYAL AIRPARK POA BOARD MEETING

December 1, 2021

The 4th quarterly MRAP Board Meeting was called to order at 6:10 PM at the Airpark Pavilion by Dave Zawistowski, President of the Association.

Board Members Present:

Dave Zawistowski, Pres
Tom Cacek, Vice President
John Drago, Secretary
Monique Glaize, Treasurer
John Butler
Jeff Levine
Bob Welsh

Residents Present:

Tim Wing
June Levine

Minutes: All Board members were present and acknowledged having read the minutes of the last Board Meeting held on September 8th, 2021. A motion was made by Dave Zawistowski with a 2nd by Tom Cacek that the minutes be accepted as posted on the website. Motion unanimously passed.

Financial Report: Monique Glaize gave an abbreviated financial report due to a printing error on the report she had brought to the meeting. She acknowledged that per Board instructions she had moved \$17,500 from the operating account to the reserve account and had paid \$6,743 for the water fountain sprayer, \$2,000 for the runway stripe paint and \$8,500 for the sealant truck out of the reserve account. The truck has been added to the balance sheet as an asset. Monique said she would have a printed copy of the financial report tomorrow after she had a few hours to put it back together. She will provide Board Members a copy when completed.

Water Plant Report: No one with the Water Plant Committee was present at the Board Meeting though it was brought up by John Drago that there was a leak in the system in the corner of the driveway at 137 William Bartram Dr. John had mentioned this to Steve Simoneaux who said it was in the property sprinkling system. Tom Cacek said a core sample of the water puddle could be taken and if chlorine was present that would be proof it is a water system leak and not a private sprinkler system leak. As no one from the Common Properties was present the issue was tabled.

Election Committee: Tom Cacek volunteered to head the election committee for the March 2022 General Meeting charged with searching for 2 candidates for a 3-year term. Board Members Jeff Levine, and Bob Welsh are serving terms that will be expiring. Both advised the Board they would be willing to

serve for an additional term. With Tom on the election committee will be Tim Wing and June Levine. They will send an email to the membership to ask if anyone else is interested in running for a position on the Board.

Dock Committee: John Drago reminded the Board that some expense had occurred at the dock lot and was not sure exactly what our 50% portion was. John knew there was \$3-400 spent for pressure treated Lumber, that was used for repairs, as well as a number of piling posts that had been delivered to the property that needed to be placed once the survey had been completed to determine the correct placement line. John will be at the Estates Board Meeting scheduled for Saturday Dec 4th and will get the Estate's Board timeline and ideas on the subject and report back to this Board.

Architectural Review Committee: This report was given by Tim Wing who reported there was a flurry of activity on the building front. Jim Passwater has purchased lots 77 and 78 and plans to build on both lots, more on this later. The color selection chart issue was again touched on. If an owner picks a color off the approved chart no further reporting is required. If an owner wants a color not on the charts, red purple whatever it needs to be brought before the committee for discussion and acceptance. If not accepted by the committee the process of appealing to the full Board must occur.

Old Business: No old business was brought up except those items previously mentioned in the committee reports.

New Business: Jeff Levine reported that the roads we plan to reseal for scheduled maintenance in the Airpark could be up to \$25,000 when we do this project. Since last year the cost of sealant had gone up some but was not excessive. Since the labor will be handled by volunteers it was said the job would be \$25,000 rather than \$125,000. Thank you, Jeff, as well as the other volunteers, you know who you are. Tom Cacek advised that he had approached Becky Poston who has graciously accepted the task of updating and maintaining the website. Jim Manus, the previous website guy has had the position up until now though he sold his home and moved from the Airpark over 2 years ago. Thank you, Jim, also. Tom Cacek advised that the area around the Keyboard at the front gate had been hit again. It is unknown who the culprit is. This brought up a number of possible things that could be done to protect the equipment from further damage. Dave Zawistowski suggested what turned out to be the best idea which was to purchase 2 large pieces of concrete to be positioned at each end of the keyboard to encourage folks to keep their vehicles at bay from the keyboard entry. Dave Zawistowski and Tim Wing volunteered to get involved in this project. The date for the General Meeting of the Airpark Membership was discussed and March 26, 2022, was determined to be the best date.

As there was no further business to discuss Bob Welsh made a motion with a 2nd from Jeff Levine that we adjourn the meeting. All approved and the meeting was adjourned at 7:21 PM.

Respectfully,
John Drago, Secretary