

March 27, 2021

MT ROYAL AIRPARK POA ANNUAL MEETING (2021)

The Annual Meeting of the Mt Royal Airpark Property Owners Association was called to order in the Airpark Pavilion at 10:11 AM on the 27th of March 2021 by Dave Zawistowski, Association President.

BOARD MEMBERS PRESENT:

Dave Zawistowski, Pres

Tom Cacek, Vice-Pres

Monique Glaize, Treasurer

John Drago, Secretary

BOARD MEMBERS AT LARGE:

John Butler

Jeff Levine

Bob Welsh

Dave opened the meeting advising that 2 former residents of the Airpark, Jerry Rinehart and Art Koester had passed since this time last year. Jerry was instrumental in the entrance gate at the front of our Airpark coming to fruition both financially as well as convincing the opposers in the Estates as to the increased safety and value to the community a gate brings. All present at the meeting expressed the desire to have a plaque displayed in Jerry's memory near the gate area.

There were a total of 49 votes in attendance, 36 present and 13 proxies so a quorum was established for business purposes.

MINUTES:

The minutes were read by John Drago, Secretary, of the Annual Meeting of 2020. A motion to accept the minutes was made by Tim Wing with a 2nd from Debra Butler. The motion was passed. The minutes are on file on our website and in the secretary records.

TREASURERY REPORT:

The treasurer, Monique Glaize gave the financial report. All income and budgeted items from last year proposals were in line with expectations. Almost all the dues for the current year have been collected and no problems are expected with those outstanding. A motion to accept the report was made by Susan Drago with a 2nd from Steve Simoneaux. The motion was passed unanimously and a copy of the report is attached to these minutes.

BUDGET ITEMS 2021:

There were no specific budgeted items for 2021. The sealing truck used to seal the runway was purchased by Dave Zawistowski and with repairs will cost approx \$8,500. It has already paid for itself with the work done as well as the future needs for road sealing in 2021. (see committee reports-runway & streets)

COMMITTEE REPORTS:

Water Plant Steve Simoneaux reported that the water plant was operating smoothly, that some small parts had been replaced but that is to be expected. Steve reported that a family of moles had been evicted from the water plant building recently and formal plans to keep them out instituted. Current

Community Property Board Members besides Steve are Joe Miller, Dave Johnston, Lindy Farmer and Gary Coltart. It was reported that lots 19, 20, 21, 32, 33 and 34 do not actually have a water line connected at this time. This was only recently found out. Jason Sheffield advised that it would cost approximately \$10,000 to tie in the lots requiring water hookup. Tom Cacek made a motion with a 2nd from Tim Wing that the Airpark pay any costs to install the required connections. The motion passed. When asked about the 2 year old testing results for the water posted on the board at the postal station Steve advised that the water, per state law, is only tested every 3 years unless there is a failure with more frequent testing mandated.

Architectural Review Tim Wing explained that any requests they receive which could result in a dispute are being run past the Board prior to denial at this time. There have been questions on fencing as the C&R's allow animal enclosures but do not allow wood or chain fences. A committee of 4 comprised of Susan Drago, Betsy Connell, Tim Wing and Barbara Martin was appointed to review the C&R's on fences and other conflicting requirements that could be cleaned up now rather than waiting to create a problem for the Architectural in the future. Tim reported that Comcast is in the review stages to determine if they can come into Mt Royal. He will report back as more information becomes available.

East/West Docks Dave Zawistowski had no new news to report.

Runway and Streets Jeff Levine reported the acquisition of the crack filling machine and supplies approved in the 2020 project list. The unit is operational and has been used numerous times and is doing the job expected. The Association in the last 30 days has completed the reseal of the runway and the taxiways (see budgeted items 2021). The cost of the sealant and delivery was \$12,500 and the labor was completed by volunteers. The plan is to take on the 2 miles of roads next year at an expected cost of around \$35,000, again using volunteers. The truck "borrowed" to do the work will probably have been purchased by that time. A combination of free labor and owning the equipment saves the Association approximately 50% over bidding the job. Many thanks to all responsible for the cost savings, you know who you are. Jason Sheffield raised the issue of the settlement areas in the pavement on Timucuan Trail and offered to contact Jack Tuttle regarding repairing the sink holes from the tree stump decay under the roadway. Jack originally paved the roads and Jason felt he might be willing to correct the damage for a reasonable amount. Jason will report back after contact.

ELECTION NOMINATIONS:

There are 2 openings on the Board for this year as John Drago, Secretary and Monique Glaize, Treasurer had expiring terms. As no one wanted their jobs and both were in agreement to remain on the Board they were voted unanimously to remain in their current positions for 3 more years subject to internal voting of the Board in agreement.

NEW BUSINESS:

Steve Simoneaux reported that Jason said he should be able to move in about 2 weeks from now and the easement to the West Dock would be restored to repair the damage from the construction.

Debra Butler suggested a fountain at the retention pond on the west end of the runway. It was said that

it would cost around 10K and any donations to pay the full cost of such would be accepted. The fountain currently broken in the big pond on the entrance road is in the process of replacement at approximately \$6,700. Tom Cacek volunteered to dissect the old unit and see if he could resurrect it. No guarantees.

Barbara Martin discussed the Donor Plaque Tiles on the wall of the Pavilion referencing those who gave of both money and labor to help make the building of the Pavilion possible. There are many things our meeting place still needs, air conditioning, ceiling and BBQ area overhang. She pointed out that there are spaces on the board for new donors. Please help if you are able. Donations of \$20 up to \$5,000 have been made.

Dave Zawistowski spoke of the birds on and around the runway. Corn has been found in small mounds all around the runway including the main entry way road east of the runway overrun. We all love the birds but do not want to put either them or the pilots in danger. Please do not feed them in the vicinity of the runway or the Airpark for that matter.

Jason Sheffield gave a presentation on the Pink Hangar Project he is proposing that will take the current 4.25 acre Utility lot and break it into 5 separate lots. The portion adjacent to Lindy Farmers property will be added to his lot and 3 separate Hangar Utility lots would exist to the south of the current pink hangar with the purpose of selling as hangar only buildings. No commercial use allowed and still under the C&R's the rest of us live under. The request was motioned and approved by all members present with no objections. A copy of this proposal is attached to these minutes in the secretary file.

As there were no more questions from the attendees or further business to conduct Tom Cacek motioned for adjournment with a 2nd by Jeff Levine that was passed at 11:57 AM.

As the Annual Meeting ended a quarterly meeting of the Board was convened for the purpose of appointing the new officer positions. The following selections were made:

Dave Zawistowski, President

Tom Cacek, Vice-President

Monique Glaize, Treasurer

John Drago, Secretary

John Butler, Member at large

Jeff Levine, Member at large

Bob Welsh, Member at large

As there was no further Board Business a motion to adjourn was made by Dave Zawistowski with a 2nd by John Drago at 12:05 PM. Motion passed.