

February 26, 2018

Mt Royal Airpark POA Board meeting (first quarter)

The 1<sup>st</sup> quarter MRAP POA Board meeting was called to order at 6:15 pm at the home of Dave Zawistowski.

Board Members Present:

Dave Zawisowski, President  
Tom Casek, VP by phone  
Bo Brewer, Treasurer  
John Drago, Secretary  
Flint Brady  
John Brewer

Residents present:

Tim Wing  
Jim Manus  
Monique Glaize  
Bob Welsh  
Susan Drago  
Irene Ank  
Dave Houchen

Board Member Absent: Ann Seehafer

Minutes:

All Board Members present acknowledged receipt of previous minutes and approved.

Financial Report:

An abbreviated financial report was given by Bo Brewer. Bo had completed the transfer of all accounts from Center State Bank to TD Bank during this quarter. The accounts consisted of on operating checking, a money market reserve and a Pavilion account holding donations made by some homeowners to the Friends of the Pavilion Account. He stated there is approximately \$270,000 in total in the Airpark accounts.

Pavilion Update:

Tim Wing, who has been the head volunteer in the Pavilion Project advised that \$25,009 has been spent to date. Donations received to date approximate 17K. Tim says the Annual Meeting on March 24<sup>th</sup> will be held in the Pavilion and there will be a roof over the trusses at that time. We will have a portable facility on the grounds for the use of the Airpark Members. Tim said that will give us an opportunity to solicit addition donations from those who missed the first round or still have not made good on their donation. A lot of folks are hesitant to hand over donations or even make them before they see some activity in the building process.

East Dock Report:

Tim Wing, who is also in charge of this project advised that \$1,100 to \$1,300 has been spent thus far to repair the east dock and the project is largely being performed by volunteer work and one helper on his payroll. The costs to have it done by a dock company were so high and start dates so far out Tim said we can do the work ourselves. Lumber used is not marine grade but treated. The costs of marine grade lumber was 4-5 times that of treated and as we seem to have to repair the dock so often it was said It only had to last to the next hurricane. The materials used will more than accomplish that.

#### West Dock Report:

Dave Houchen presented a bill to date for repairs to the West Dock. The Airpark Association is responsible for 30% of the costs of repair per C&R's and that amount came to \$574. Bo Brewer and Dave Houchen agreed to meet later to go over the bill and settle up on the amount due. Dave Houchen said he will get with the 7 slip owners and collect the balance of funds necessary to pay for the work. John Drago brought up the fact that the county had billed and the Airpark had paid the taxes last year on the land deeded to the Airpark for ingress/egress to the West Dock for the years 2014, 15, & 16 and we should have received a bill last Oct for 2017. The Airpark responsibility should have been 30%. Bo said he will look into tax statements received last October and see that the reimbursements are handled correctly.

#### Election Nomination Committee:

Susan Drago and Irene Ank submitted Monique Glaize and Bob Welsh's names as the election committee's recommendation for replacement of the retiring members John Brewer and Ann Seehafer. Both spoke on their background and qualifications. Monique most recently managed a large branch bank for the last 10 years and Bob owned an environmental cleanup business. Both had extensive financial and people management experience. Both will be presented to the membership along with the current secretary, John Drago as the recommended slate at the Annual Meeting on March 24<sup>th</sup>.

#### New Business:

John Drago and Bo Brewer agreed to meet during the next few days to put together a letter to the membership to remind of the annual meeting on March 24 as well as send out proxies for those unable to attend.

Dave Zawistowski announced that the owner of lot 78 has brought a proposal to him agreeing to be responsible for the payment of 2000 feet of a farm fence if the Airpark would pay for the remaining amount to secure the property on the Gates Ferry Rd area. Dave said security was tantamount to this individual who felt a berm in a gated community is not sufficient to keep out gate crashers and potential undesirables who may wish to trespass on the Mt Royal Property. Bo Brewer who has property on the river and daily drives down Gates Ferry Rd agreed and said he sees multiple vehicle tracks over the berm from people entering the property off the Ferry Rd. A conversation ensued about the possibility of a farm fence to run from the end of the gate fence on the north side of the berm along Gates Ferry Rd to the west pond then take up again along Ramona Rd after the pond and continue along the south end of the Airpark to secure the entire property. Dave Z had secured 2 bids (see attachments) one for \$20,000 and one for \$13,000. The latter was a quote which included labor if the Airpark furnished the materials and John Spell did the labor with his crew. The estimate was for 6,111 ft of farm fence. Bo Brewer advised that this year the long anticipated road paving of Gates Ferry Rd was actually going to happen and he had been speaking with the officials that would be involved in the paving project. John Drago explained that the survey markers on the north end of the property are not in perfect line with the berm. Some of the stakes on the east end of Gates Ferry Rd at the top of the mound and move to the bottom of the mound behind lots 83 and 84 then start moving back up the mound as you travel further west then line up on the Ferry Rd again as you travel west from lot 79. What this means is that if we construct a fence before the road project it may be torn down by the heavy road equipment during the

paving project. A motion was made by Bo Brewer that we approve the farm fence subject to the understanding that 2000 ft of the project be paid by the owner of lot 78 and the work not start until the determination of the boundary line is made and the pavement project on Gates Ferry is complete so as not to destroy our fence. The motion called for the start of the fence along Ramona Rd at this time as a good faith effort to show the donor from lot 78 that the Airparks intention is to completely fence the boundary at the earliest date after the pavement of Gates Ferry Rd. The motion passed 5 to 1 by the Board.

Jim Manus was recognized to speak about the MRAP POA website. Jim reminded us that the website has been in existence for 5 years now and has a wealth of information about the Airpark events, history, minutes of meetings, By-laws, C&R's etc that is located at [WWW.MRAPPOA.COM](http://WWW.MRAPPOA.COM). Jim has been maintaining this website and updating as updates occur. He felt like the website is not advertised or used as frequently as it should and just wanted to remind us that it is there. Every chance we get we need to point out to members of the community as well as those interested in purchasing property and wishing to gain information about Mt Royal regarding the deed restrictions and construction requirements that this site exists.

As there was no further business a motion was made to adjourn the meeting by Bo Brewer with a second from Flint Brady at 7:22 pm. The meeting adjourned.

John Drago, Secretary

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