

Indian Rocks Mobile Home Cooperative Board of Directors Meeting

APPROVED

The January meeting was held at the Indian Rocks Estates office. The meeting began with prayer and the pledge of allegiance. The meeting was called to order by Grant Hayes, president at 6:00 pm on January 20, 2025.

Attendance (the following members marked with a ☒ were in attendance)

☒ Grant Hayes ☒ Rick Bechtoldt ☒ Robert Roberts ☒ Ed Clement

☒ Frank Hayes ☒ Ron Gubala ☒ Bob Donegan via telephone

A quorum was present. Lisa Adams, Secretary was in attendance as well as 6 shareholders.

The December 16, 2024, Board Meeting minutes were read by Lisa.

Robert made a motion to accept the minutes without correction.

It was seconded by Rick: Vote: ☒ Passed ☐ Failed ☒ Count: AIE

The President's Report was given by Grant.

- Owners seem to think if they own their home, they can do whatever they want with it. That is not true. We have Rules & Regulations that need to be followed.
- Office which also includes the Board of Directors, controls the shares. As they come up for purchase, office makes sure all requirements are met. Real Estate agents should not be writing memorandums. They should be contacting the office. Office is responsible for share transfers to be finalized.
- Grant has been in contact with the attorney about the updated Rules & Regulations, but he has no update.

Bob made a motion to accept the President's report.

It was seconded by: Rick Vote: ☒ Passed ☐ Failed ☒ Count: AIE

The December Financial Report was read by Robert. Total Revenue was \$64,269.56. Total Expenses were \$53,265.39. Net gain was \$11,004.17. The Operating Funds balance was \$224,738.00. Total Reserves were \$548,531.52. The month end delinquencies totaled \$6,321.11. The GOA balance as of 1/20/25 was \$190,903.44.

- Lots 10 & 11 are both over \$1000.00 & at Attorney.
- Lot 216 also at Attorney. Brenda West has a park financed loan for the share with a balance of \$19,880.42 She is past due by approximately \$1,758.24

Ron made a motion to accept the Financial Report.

It was seconded by: Ed Vote: ☒ Passed ☐ Failed ☒ Count: AIE

Frank made a motion to refer Lot 216 to Attorney not only for collection but revocation of share.

It was seconded by: Ron Vote: ☒ Passed ☐ Failed ☒ Count: AIE

Gloria with Ameritech was not in attendance so there was no manager's report given.

Discussion was had over keeping or shredding 2017 office papers and documents.

Bob made a motion to shred 2017 papers except those that are required by law.

It was seconded by: Rick Vote: ☒ Passed ☐ Failed ☒ Count: AIE

Discussion was had over office carport that still needs damage repaired from Hurricane Milton. Contractor – Mark Wallace states costs have gone up and can no longer do the repair at original quoted price.

Bob made a motion to have Mark Wallace complete the repair up to a cost of \$1500.00.

It was seconded by: **Bob** Vote: ☒Passed ☐Failed ☒Count: **AIE**

Discussion was had over the cleaning of the Office and Laundry Room. Alexis no longer wants to do the cleaning. She has a friend Yuli, who is willing to do the cleaning for the same price.

Robert made a motion to allow Yuli to do the office & laundry room cleaning at the same price previously paid.

It was seconded by: **Bob** Vote: ☒Passed ☐Failed ☒Count: **AIE**

Other Business

- Frank completed the online required class for board members. Next available class is 1/31/25. Board of Directors will look into who and when classes need to be done. Every year?? Every 2 years?? BOD will also follow up with Gloria.
- Lisa brought up many houses needing repairs & still having boards up from the hurricanes of 4 months ago. Wanted to know the Park's policy. Grant mentioned delays from FEMA but also stated after 3 letters of violations, the home is referred to attorney. Lisa suggested letters being sent to homes needing repair requiring either work to be completed or proof a valid claim was filed with insurance or FEMA.
- Dennis Dittman purchased Home & Share of Lot 21. Paid all past due money owed to park & the county taxes. He wanted to verify that he is recognized as owning that share since he hasn't received share certificate. Bob mentioned he viewed the Bill of Sale. Monique signed in the wrong place. Grant has turned paperwork over to lawyer to review to be sure paperwork is accurate, Dennis has already recorded sale with Pinellas County Court.
- Frank states a motion that was discussed at a prior meeting in which he initiated to remove the 2-signature requirement, was not read in its entirety and taken out of context,
- Rick received bids for repairing the fences damaged by the Hurricanes. It will cost approximately \$14,000. \$7000-Entrance \$4000-Fence Behind Mark Wallace's Home.

There being no further business to discuss **Rick** made a motion to adjourn at **7:24** pm.

It was seconded by: **Bob** Vote: ☒Passed ☐Failed ☒Count: **AIE**

Respectfully,

Lisa Adams
Secretary