

Indian Rocks Mobile Home Cooperative Board of Directors Meeting

The February 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 on February 17, 2025.

**Attendance**

The following members were in attendance:

Grant Hayes      Rick Bechtoldt      Robert Robert      Ed Clement  
Frank Hayes      Ron Gubala      Bob Donegan via phone

A quorum was present and 7 shareholders were in attendance as well as Gloria from Ameritech.

The January 20, 2025 meeting minutes were read by Anna Clement, shareholder, as Lisa Adams, Secretary was not able to attend the meeting.

Robert made motion to accept the minutes without correction.

**President's Report**

Grant started the President's report with a comment about discussing the board having access and keys to the office.

Grant Hayes then resigned as President of the Board at 6:10PM.

He then turned in his keys and left the building.

Frank made motion to accept Grant's resignation.

It was seconded by Ed and Passed. 5 in favor, 1 voted against.

Due to resignation by Grant, Rich Bechtoldt, Vice President took over the meeting.

Mark Wallace ordered parts to repair carport for the office. We gave him \$600 and it will take about 4-5 weeks. Will be about \$950.

Frank made motion to accept President's Report.

It was seconded by Bob and passed All in Favor.

**BOD/Keys**

Discussion about keys for all board members to have access to the office. This will allow them to be more hands on to help out based on their schedules.

Suggestions were to :

- have a sign in sheet

- 2 board members in office at all times/no on in alone
- possibility of a key pad with specific codes for each board member

- key fob for each board member with specific individual code.

- SOP drawn up on handling the codes, etc when board changes are made.

Robert to check out pricing.

Motion to table the discussion until next meeting after gathering more information made by Rick.

2nd by Frank.

Passed all in favor.

**Access to Official Records**

Robert made motion to evict Monique and her Husband and to issue a trespass from the park due to previous experience, credit and application.  
Seconded by Bob. Passed All in Favor.


Dennis asked for reimbursement of upgrade to 220 AMP to bring the electric box up to code for not only his house but his 5 other neighbors. He paid the bill for all of it. Electric towers in park come under Common Area Maintenance.  
Dennis will provide a bill of approximately \$2000. It can be paid out of reserve according to Frank.

Robert made motion to pay back Dennis.  
2nd by Frank. Passes All in Favor.

Bob brought up that there was an offer to buy the park for \$12 million. Nobody else on the board was aware there was an offer. Robert countered that the board never voted for any sale. Other board members responded we are not for sale.

Motion to Adjourn was made by Ron  
Second by Robert  
Passed all in Favor

Respectfully,

  
Anna Clement  
Shareholder Lot 212