

Indian Rocks Mobile Home Cooperative Board of Directors Meeting

The **March** 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 Robert Roberts, President at **6:00 pm** on **March 17, 2025**.

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

☒ **Robert Roberts** ☒ **Rick Bechtoldt** ☒ **James Ziegler** ☒ **Ed Clement**
☒ **Frank Hayes** ☒ **Ron Gubala** ☒ **Dennis Dittman**

A quorum was present. Lisa Adams, Secretary & Gloria Reed, Property Manager were in attendance as well as 6 shareholders.

The **February 17, 2025**, Board Meeting minutes were read by Anna Clement, Shareholder. **Frank** made a motion to accept the minutes without correction.

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

The **President's Report** was given by Robert.

- Robert welcomes the new board.
- Upgrades were done to the computer system. Old system only had 5GB of storage. New system now has 1TB including cloud backup.
- New cell phone should be delivered tomorrow. Office now has voicemail. People can call & leave a message.
- Lot 39 – Monique & husband given 5 day notice to vacate. They did not vacate so sheriff was called but they could not do anything. With share on property & it in probate, Park is limited on what can be done. Jim K. has a lien & has hired a lawyer to take share back.
- Each Board Member will get their own code to disarm system. If Rick or Robert are not present, another Director must also be present. Front Door locks will be changed.
- To increase the safety & security of the park video security system will be installed at the mailboxes. Cameras will also be installed in the office & at the dumpster.
- Lot 58 – Paralegal from Law Firm representing Josh stopped by the office. Perez & Josh have both filed claims in Probate Court.

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

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

The **February** Financial Report was read by Dennis. Total Revenue was **\$56050.99**. Total Expenses were **\$26,545.31**. Net gain was **\$29,505.68**. The Operating Funds balance was **\$289,391.65**. Total Reserves were **\$580,227.41**. The month end delinquencies totaled **\$4,216.18**. The GOA balance as of 3/17/25 was **\$312,842.96**.

- Lot 216 - Brenda West has paid her past due amount in full & states she will continue paying extra each month to get her share loan with the Park paid off sooner.

James (Tony) made a motion to accept the Financial Report.

It was seconded by: **Frank** Vote: ☒ Passed ☐ Failed ☒ Count: AIF

The Manager's report was given by Gloria.

- Copies of Drivers Licenses are needed for each Board Member.
- Website will be updated with Board Members names only.
- Website will have the new applications available.
- Thursday Morning – Drive thru will be completed for code violations.

- Lot 243 – Empathetic letter was sent after they contacted AmeriTech.
- Audit requested has not yet been completed but has been ordered.

Frank made a motion to accept the Managers Report.

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

Residents are being asked to park commercial (business) vehicles in their driveway. Extra vehicles should go in overflow.

Lot 210 has requested to have 8x10 Rubbermaid shed installed. The Board spoke of location still needing clean up including the old shed being removed. It was acknowledged that progress has been made but more needs to be done.

Rick made a motion to deny Lot 210 from installing new shed.

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

New fence is up at back section of the Park. It looks great! Section in the front of the Park (In front of Lot 201) & by Franks's house is next in line. Section between 1st & 2nd Entrance will also be done.

Discussion was had over possibly having 1 way in & 1 way out. This discussion was tabled for 30 days for a committee to be formed.

Many Trees have had to come down and discussion was had over replacing them with What?? Palm? Myrtle? Discussion was tabled until next month so prices could be obtained

Discussion was had over increasing the number of times the office & laundry are cleaned.

Rick made a motion to increase the Office & Laundry cleaning to twice monthly

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

Other Business

- Lot 34 – Offer was received to bring a 1987 home onto the lot. Frank will do research on what is required. Age?? Moving??
- Office Clerk hours need to be increased to 15 hours. This will not work for Alexis but will stay to train new person. Now looking for replacement.
- Robert would like a new bulletin board. Rick recommended cleaning mailboxes once a month. Frank suggested maybe cleaning person could also clean mailboxes
- Lot 230 is a disgrace to the park. Something needs to be done. Rick did work to avoid safety hazard. Robert suggested bill being sent to owner to reimburse Rick.
- Playground is in need of repairs. Robert & Rick will look into it.
- Robert would like pool/clubhouse but there are other needs that need to come 1st.
- David – Lot 95 spoke about dividends. Discussion was had over increasing benefits to shareholders.

There being no further business to discuss **Ed** made a motion to adjourn at **8:10** pm.

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

Respectfully,

Lisa Adams
Secretary

