

MOUNT POCAHONTAS OPEN BOD MEETING

1/13/2024

PRESENT:

Paulette Leslie, President
Lori Ann Sveda, Recording Secretary
Ellen Cuffari, Director Activities/Aquatics
Jay York, Director at Large
Alan Ingrassia, Director of Security

EXCUSED:

Jamie Jones, Vice President
Tatiana Mikhailenko, Director at Large (Website)

VACANT:

Treasurer
Director of Maintenance

1. A quorum was established by Secretary Sveda.
2. The meeting was opened by President Leslie at 11:10 AM with the Pledge of Allegiance to the flag by the membership.
3. President Leslie introduced Ms. Diane Hartman and Ms. Jackie Hackl to the membership. Both ladies started 12/4/23 as full-time employees in the MPPOA Office. The membership welcomed the ladies and appreciation was expressed by members of the BOD.
4. President Leslie announced that MPPOA also hired Mr. Roy Walker (on a part-time per diem basis as of now) for Maintenance on 12/18/23.

RECORDING SECRETARY REPORT:

1. Secretary Sveda reported that the newly established Bi-Laws Committee met on 1/10/24. It was a productive meeting and the next one is scheduled for 1/24/24.
2. President Leslie also had a Budget Committee Meeting on 1/10/24 and their next meeting is scheduled for 1/24/24 as well.
3. Volunteers are still needed for the Appeals Committee, to be headed by Director York. Volunteer forms are available for members in good standing to complete/submit if interested. (Forms will also be available at the MPPOA Office.)

SECURITY DIRECTOR REPORT:

1. Director Ingrassia reviewed the October – December 2023 Security reports with the membership (included in the handouts), as well as the 2023 Year-to-Date Report.

DIRECTOR ACTIVITY/AQUATICS REPORT:

1. Director Cuffari reported that a 2024 MPPOA Activities List is available to the membership.
2. Director Cuffari reported that the Activities Committee needs volunteers. Again, the volunteer forms are available, and they can also be requested from the MPPOA Office.

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3. Director Cuffari reported on the 2023 activity expenses, donations (in/out).
4. The next scheduled MPPOA event is 2/17/2024. The theme is Couples Valentine's Dinner & Newlywed Game from 6:00-9:00 PM. For more information and/or to register, please contact mppoaevents@gmail.com for more information.

DIRECTOR AT LARGE YORK REPORT:

1. Director York requested that homeowner's report their problems/concerns using appropriate avenues via the MPPOA Office or email and not contact any BOD on their personal cell phone.

PRESIDENT REPORT:

1. President Leslie reported that the MPPOA BOD approved the following changes on 12/13/2023:
 - a. Short Term Rental Program will be a yearly registration fee of \$550.00 (non-refundable.) There is no longer a refundable deposit and/or yearly application fee. (Updated forms are available at the MPPOA Office and will eventually be available on our website.)
 - b. The 2024 pool badges will be handed out to members in good standing only after 4/1/2024.
 - c. Members, in good standing, may purchase additional guest wristbands for the pool at \$1.00/day or \$5.00/week. These will be color coded and monitored by a pool attendant.
2. President Leslie again reminded the homeowners the need for volunteers for the Budget, Appeals & Activity Committee. Please complete a volunteer form at the MPPOA Office.
3. The MPPOA BOD approved changes to the Golf Cart Rules:
 - a. 1st time registration & proof of insurance \$40.00 – New Flag Color for 2024
 - b. Yearly renewal registration & proof of insurance \$30.00 – Different Flag Color thereafter
4. President Leslie gave a brief update about the unfair labor grievance and the need to supply additional documentation to the union has been requested.
5. President Leslie announced she would be resigning from her position at the July 2024 annual MPPOA meeting.
6. President Leslie commented that it seems numerous MPPOA homeowners have lots of comments to make "behind computer screens." With that being said, it is suggested, "DON'T TALK ABOUT IT, BE ABOUT IT." Problem resolution is welcomed along with talking about problems.
7. President Leslie reported that Maintenance Director Richardson submitted his voluntary resignation and would like to address the homeowners with the reasons for his decision. The floor was turned over to Mr. Richardson.

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OPEN DISCUSSION:

1. Mr. Richardson detailed his reasons for submitting his voluntary resignation as Director of Maintenance. Questions, answers, concerns, etc. then followed.
2. Several homeowners reported there are problems within the community and the use of ATVs (which are not allowed.) When ATVs are seen, report to Security and/or the MPPOA Office with any useful information that can be gathered. Security will investigate as soon as possible.

ADJOURNMENT:

A motion to adjourn the meeting at 12:30 PM by Director York was made, which was seconded by Ms. Nadia Gilmore. All in favor; meeting adjourned.

RESPECTFULLY SUBMITTED,

Lori Ann Sveda

**LORI ANN SVEDA
RECORDING SECRETARY**

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