



Mt. Royal
Airpark

BOARD OF DIRECTORS MEETING
DRAFT MEETING MINUTES

MT. ROYAL AIRPARK PAVILION
109 Airport Drive
Crescent City, FL 32112
April 18, 2024
6:00 p.m.

OFFICERS PRESENT:

Jeff Sager, President
Tom Cacek, Vice-President
Monique Glaize, Secretary-Treasurer

BOARD MEMBERS AT LARGE:

David Johnston
Jeff Levine
Bob Welsh
Dave Zawistowski

I. Introductions/Opening Remarks/Call to Order Jeff Sager

Before the meeting began, President Sager informed the residents in attendance that this was a Board of Directors meeting. Although residents are welcome to attend, they cannot provide input unless the Board first recognizes them.

The call to order was at 6:08 PM in the MRAPPOA Pavilion. All Board members were present.

II. Meeting Minutes Approval Jeff Sager

- A. Approval of 3/20/2024 BOD meeting minutes.

There was a motion by JOHNSTON, seconded by WELSH, to approve the March 20, 2024, minutes. The reading of the minutes was waived. The motion carried unanimously.

- B. Approval of 3/23/2024 BOD meeting minutes.

There was a motion by JOHNSTON, seconded by WELSH, to approve the March 23, 2024, Director organizational meeting. The reading of the minutes was waived. The motion carried unanimously.

III. Officer and Committee Updates

Jeff Sager

A. President's Update

1. Set meeting dates for Fiscal Year 24/25- The third quarter board meeting will be on September 4, 2024, at 6:00 p.m., and the fourth quarter board meeting will be on November 20, 2024, at 6:00 p.m.
2. Create Rules and Fines Recommendations Committee—President Sager has asked Janet Simoneaux to chair the Rules and Fines Committee.

B. Treasurer's Update

Monique Glaize

Treasurer Glaize reported that all 2024 Membership dues are paid. One Member paid without including the 2024 Statutory Reserve billing. The member stated they did not approve the Statutory billing. Monique will send a past-due notice with information documenting the majority membership's approval of the additional reserve funding. Ms. Glaize advised the Board that taxes will be due to interest income from the Statutory money market account of approximately \$2000.00. Monique will check with Jeanne Madden, CPA, to see if the tax due can be considered account maintenance and paid with statutory funds.

C. East Dock Quote

Bob Welsh

Director Welsh advised that three bids for the repair/maintenance of the East dock have been received. Mike Jackson submitted a quote for \$52,000, J.R. for \$36,000, and Osprey's quote was for \$26,875. Mr. Welsh reminded the Board that Mount Royal Estates had approved up to \$15,000 for their share of the repairs.

On a motion by Director Zawistowski, seconded by Director Welsh, the Osprey bid of \$26,875, not to exceed \$30,000, was approved unanimously.

D. Architectural Review Board

1. Funk's Hangar Door was to be completed per the previously approved design four weeks ago. Jason Sheffield was to do the work. ARB will contact the Funks for an update.

2. Rory Granguth has not responded to the letter about design changes he has made without ARB approval. The Board will resend the ARB's letter with a cover page from the Board of Directors stating that a response must be made within 14 days. If Mr. Granguth does not respond to the Board's letter, the matter will be discussed with MRAPOA's Attorney.

A. Jason Sheffield Commercial Operation/Subdivide Request

President Sager updated the Board on Jason Sheffield's previous request for permission to operate his construction company from the hangar he owns on the Phase 2 utility lot. The discussion included that The Ivey Group will take on more jobs outside our community over time, and if granted, there should be a limited time frame. The Ivey Group must also work with future Mount Royal clients/build to maintain the standards the community has outlined in its C&Rs and work with the ARB to support its views of the community.

Mr. Sheffield also requested the Board's approval to subdivide and transfer the Northern portion of the Phase 2 Utility Lot to add to lots 26 and 25, creating lots 26A and 25A as permitted by the C&Rs, with Board approval (see attached diagram A).

President Sager presented the motion to approve the subdivision and transfer of the northern portion of Phase 2 Utility Lot to add lots 26 and 25, creating lots 26A and 25A as permitted by the C&Rs. The motion was seconded by Director Zawistowski and approved by the Board.

B. Reserve Study/Funding Annual Review

Director Cacek will form a committee to perform the required annual review of the MRAPPOA's Reserve Study and its funding status. He will seek at least two additional non-board members to participate in the review.

C. Insurance Review

President Sager will seek member(s) of the community who may assist in the review/purchasing of the insurance currently held by MRAPPOA.

D. McKinley Lawn

The association is currently not under a contract with McKinley Lawn Service. Monique Glaize will contact Josh and schedule a meeting with the board members to discuss this.

E. Pavilion Addition

As of this date, the Addition donations total \$8,272. Jason Sheffield will develop the plans as a donation to the project. Additional fundraising activities will be planned to increase contributions.

V. Adjournment

Jeff Sager

**On a motion by CACEK, seconded by JOHNSTON, the meeting was adjourned at 7:36 p.m.
Motion carried.**