

Minutes from the BOD meeting held September 17th, 2011

The BOD meeting was called to order by President Jerry Mathison , on September 17th, 2011 with all board members present. President Jerry Mathison led us in the Pledge of Allegiance. He introduced the board members and the park manager.

Sue Naplachowski, the park manager, gave the following report. For those who are concerned with getting their units winterized she said there was a company by the name of RWL Plumbing that would be able to do that job. You can get the information from her as to how to contact them. She reported that three companies had submitted bids for the pool contract for next year and needed the board to review those bids. Sue reported that she had done some repair to the pool cover and hoped that it would be usable for this winter but that the cover would have to be replaced next year at a cost of between 7 and 10 thousand dollars. She said that the cover will need to be sent to LoopLoc the company who makes the covers so a new cover could be made to custom fit our pool. She also said that the pool has some cracks that had been repaired by American pool back in 2004/2005. Hopefully they will honor their repair and fix these cracks when they shut down the pool for the winter. Sue reported that the large freezer in the kitchen had been repaired for \$150.00, which was great. The phragmites that are at the waterfront must be addressed. The county had come out and treated for them without any luck. Weed Pro was consulted and they advised that chemicals would have to be used in order to get them under control. They would treat from the edge of the boatyard to the far side of the Marina. The cost for the first year would be \$3000.00, the second year would be \$1800.00 and the third year the cost would be a few hundred dollars. The company would take care of getting a permit from DNR for the treatments. Jerry said we had used this company before but that when we decided to let the county follow up on the treatments the county did not follow up properly and that is why we have to address the problem again. Sue reported we replaced 2 water hydrants and 2 electric pedestals this past month. Thanks to everyone Employees and residents for their help during preparation and recovery from the hurricane. Thanks to all who evacuated as requested by the county. Police checked several times for vandalism and didn't have to check for emergencies. A copy of her full report is available at the office upon request.

Loretta Donaldson (Tootie) made a quilt with pictures of the park from olden days and asked that it be raffled to raise money for marina. It was suggested that the raffle run through next September, 2012. It was expressed by many members that the quilt be donated to the park and placed in the clubhouse for all to enjoy but the raffle would raise money and that was Tootie's wish. It was noted by some board members that maybe the person who won the raffle would donate it back to the park.

Barbara gave the Treasurer's report and after some discussion about delinquent accounts it was determined that we should use whatever means are available to us in order to collect these accounts.

The Secretary's minutes from the last meeting we approved pending some corrections.

There was no report from the ECC Committee since no member of that committee was present at this meeting.

There was no activity to report from the Playground Committee.

Pat Young reported for the Clubhouse Committee thanking the members for their support and giving

special thanks to the committee members for their hard work and reminding us of how much work really goes into putting on these events for the members enjoyment. She also reminded us of the breakfast buffet scheduled for Sunday.

Ed Webb reported for the Marina Committee saying the second phase for the project was a go and reminded us that dock boxes, lines and ladders must be removed by October 1. Docks should be completed by March 15th. John and Patrick will begin taking up the boards on the docks in preparation for work to begin in November. The cost of Phase II is \$171,955.00 the board will have to consider the means of payment for this phase. The porta-potty was damaged during the hurricane and will have to be replaced by us at a cost of \$1200.00.

Bill Merrick #407 Gave thank you to the Board and special thanks to Barbara and Sue. He asked if the park has the right to make a resident evacuate their premises. The answer was no. He asked if we were still paying the dumpster man his \$.50 which Tom gave him when he came to take the dumpster. The answer was no.

Pat Young said that past boards had disconnected electric from units who did not pay their dues but they later found out that they were not allowed to do that.

Ted Gajewski # 131 stated that he had purchased a trailer capable of moving pontoon boats and said if members were in need of this service to contact him.

Tom Milligan #291 suggested that maybe we should consider having the large dumpster from April-December. He asked if rental money from units in arrears be paid to the park first to start paying off their debt. The board will have to check with the lawyer on these suggestions to see what we are able to do. He also asked if it would be possible to trim and cut some large trees as a preventative measure for ones that may fall or drop limbs damaging property. The board asked that owners make us aware of trees in the park that may be a hazard.

Karen Boon #200 reminded members that the board serves without pay and offered a thank you to those who serve on it. She also gave thanks to Pat Young and the Clubhouse committee, Jerry & Barb, Ed & Marge, Phil & Jan for the amount of time and effort they spend arranging the affairs at the clubhouse.

Marge Webb #216 said it would be good if we could do something about the units that are in arrears and who do not maintain their units. She said that some owners buy just to rent and do not care about the park.

Tootie #82 said she thought we were collecting a fee from Joe Serpe for his use of the dumpster. \$75.00 per month. The answer was yes but the fee does not come near to covering the cost of keeping the dumpster on site. Karen Boon asked if we were using any equipment that belonged to Serpe or his company but the answer was no.

It was moved and seconded that the meeting be adjourned. The board was asked to remain for an executive meeting following a short break.

Respectfully submitted
Pat Heath
Recording Secretary