

LAKE LATONKA PROPERTY OWNER'S ASSOCIATION

OPEN MEETING MINUTES

May 23, 2019

The Open Executive Board of Directors meeting was called to order by the President, Tom Rizzo at 7PM. Those present recited the Pledge of Allegiance and roll call was taken.

Board Directors present: Tom Rizzo, Denis Meinert, Jim Hart, Graig Filer, Justin Safran, Chuck Becker, and John Chamberlain

Board Directors absent: Dick Harper, Mike Turton

Mike Krupa, General Manager and Stacey DeFiore, Office Assistant were also present.

Mr. Rizzo announced to those in attendance the Open Executive Meetings are now back to Executive Meetings and are no longer open to the Membership.

****Mr. Chamberlain made a motion to approve appointing Mr. Mike Turton to the Dam Committee, seconded by Mr. Meinert. The motion was voted on and carried unanimously.**

Mr. Rizzo stated that due to the change occurring with Executive Meetings (as mentioned previously), that the Board will open the floor for input before motions are passed at Open Meetings.

**** Mr. Rizzo presented the motion to close the office on Wednesdays beginning June 5 in order to start implementing the TOPS software program.** The audience was asked for input. Members inquired about the timeline of the Wednesday closure. The Board responded that if a one day a week closure proves to be productive, it may be indefinite. **Mr. Becker made a motion to approve closing the office to the Membership on Wednesdays, seconded by Mr. Filer. The motion was voted on and carried unanimously.**

****Mr. Rizzo presented the motion to approve the offer on LLPOA lots 127 & 128 on Oneida Trail for the minimum bid.** The audience was asked for input. One member expressed opposition on the sale of any LLPOA lots. **Mr. Chamberlain made a motion to approve the offer on LLPOA lots 127 & 128 on Oneida Trail for the minimum bid, seconded by Mr. Hart. The motion was voted on and carried unanimously.**

****Mr. Rizzo presented the motion to change the time for Meet the Candidate Night.** The audience was asked for input. There was much discussion amongst members and Board Director. **No Board Member was willing to make motion. Motion failed.**

BOARD REPORTS:

President:

Mr. Rizzo gave an update on beach improvements. The improvements include, but are not limited to, the duplicate beach shelter, playground equipment, riparian buffers to deter geese, and fencing. Mr. Rizzo also noted that AquaDoc had their 1st visit for the year. The beach will be raked and groomed for the upcoming holiday weekend. He thanked the Fish Club and Watershed Committee for planting 25+ trees near the bridge area to aide in bank erosion prevention. Roadwork has been completed on Manito and Oneida Trail. EnviroScience consult will be coming in the near future to begin their study. Mr. Rizzo expanded on the intent of this study. The 1st Town hall meeting of the year is scheduled for

Sunday, June 23 with water quality being a main topic. Currently, more Town Hall topics are being asked for. The Rules and Regulations are being reviewed amongst Board Members.

Treasurer: Mr. Hart presented his Revenue and Operating findings on the screen for members to view. The results were to date as of May 22. A difference of approximately \$10K below last year in revenue could be viewed. Mr. Hart explained this was due to a reduction in initiation fees. There was a difference of approximately \$195K more in operating costs than 2018. An estimated \$164K of this is due to dredging that concluded in 2018 but was physically paid for in 2019. There was inquiries and discussion from Board Directors and members.

General Manager: Mr. Krupa noted that President, Mr. Tom Rizzo has covered the majority of it. Mr. Krupa announced the beach is open. He gave a brief introduction on how the office arrived on the decision to go with TOPS versus other software system. Photos of road repairs were projected on screen. Mr. Krupa thanked those who helped with the plantings near the bridge. He reminded members that the Latonka Players Spring Show is this Saturday. 2 kayak launches have been installed at dock 8 and dock 14. A representative from the DCNR will perform voluntary invasive aquatic species checks on boats June 30. Stay tuned for more information.

Secretary: Mr. Filer just wanted to remind members that there will be more traffic than usual over the holiday weekend both on water and land. Please remind your family and guests to be safe!

OLD/NEW BUSINESS:

All old and new business listed on the agenda was mentioned previously.

COMMITTEE AND CLUB REPORTS:

Road Bridges Culverts: An update was given by Board Director, Mr. Chuck Becker. Unsatisfactory road work has been corrected. The committee is attempting to propose a road maintenance schedule that would be a year at a glance. The committee is seeking another member.

Latonka Players Report: Mr. Greg Lytle gave an overview of upcoming events including Saturday's show entitled Rumors by Neil Simon.

Social Club Report: Social Club President, Bob DiVito gave an overview of upcoming events including the Poker Run, Cow Patty Bingo, and meeting dates.

MEMBER QUESTIONS AND COMMENTS:

G. Lytle asked the Board to review policies on barn rentals and to stop selling association lots.

L. Mahen thanked the Board for their service.

R. Yokel addressed Mr. Hart about property turnover and supposes R3 is at fault. Mr. Yokel inquired about LLPOA records being stored in New Castle.

D. Telep asked the Board what is R3 and what does it mean.

Meeting adjourned at 8:03 PM.

APPROVED: 7-25-19