

Lake Latonka Property Owner's Association

Open Meeting Minutes

Recorded on August 27, 2020

The Lake Latonka Property Owner's Association Open Meeting was called to order by the President, Denis Meinert at 7PM via video conference. Those present recited the Pledge of Allegiance and roll call was taken.

Board present: Denis Meinert, John Chamberlain, Glenn Graeves, Tom Rizzo, Garth Stewart, Mike Turton, Graig Filer, Chuck Becker & Jim Hart via video conference

Board absent: None

Mike Krupa, General Manager and Erin Baker, Office Manager were present.

There were approximately 50 members were logged on via video conference.

****Mr. Chamberlain made a motion to approve the July 23, 2020 Open Meeting Minutes, seconded by Mr. Becker. Motion carried unanimously.**

****Mr. Chamberlain made a motion to approve the August 13, 2020 Executive Meeting Minutes, seconded by Mr. Filer. Motion carried unanimously.**

REPORTS:

President: None

Treasurer: Mr. Hart prepared a slide presentation with the financial records through August 24, 2020. The year is on track to be on budget. The operating expenses reflect dredging monies paid in 2019 for work completed in 2018 and more roads were paved this year due to the low oil pricing.

Secretary: Mr. Filer gave an update on the candidates for the fall board election. The following members is good standing have applied Tony Lemoncelli, Mike Richey, Tom Fry, Kelly Konkle, Chip Jordan, Ron Bigley and Tom Rizzo.

General Manager:

Maintenance

Bridge pavement repair: Mr. Krupa stated the repair has been complete. There was discussion on the length of time it took to repair. The shoulder berm back up letters have gone out to the membership that it will affect with completion tentatively for the end of September.

Free cutting tool safety seminar: Mr. Stewart will be hosting a cutting tool safety seminar at the maintenance building that will include the maintenance staff. The employees will be given a certificate of completion.

Security

Report – July 23 – August 26, 2020

9 citations, 55 calls, 442 house checks, 326 LLPOA building checks, 89 deliveries, 27 rentals
58 stationary patrols & 1,689 miles driven

Lake Reminders

If swimming, please remain within 75 feet of the shoreline and within the no wake zones

Thank yous

Mr. Krupa thanked Mr. Graeves for his work on the tax exempt common properties, Social Club for 4 new children's swings, Latonka Players for the paint for the gazebo, all those that donated to the Pickleball project with their time and/or money and Mr. DiVito for the beach drainage excavation.

Old/New Business:

Approval for Annual Dam Inspection – There was discussion.

****Mr. Turton made motion to approve \$8,350.00 to be paid to D'Appolonia for the 2020 LLPOA annual dam inspection, seconded by Mr. Rizzo. The motion was voted on and carried unanimously.**

Water Quality Town Hall Meeting Discussion – Mr. Rizzo shared that the Water Quality Town Hall meeting is scheduled for Wednesday, September 9, 2020 at 7PM. A Zoom meeting invite will be sent to the community that will contain a 45 minute slide presentation by Mr. Dunham. There will be a questions and answers session following the presentation. The email blast invite will be sent out on August 28, 2020.

Pickleball Discussion – Mr. Krupa shared that the office is accepting donations to add 2 Pickleball courts to the tennis court area at the barn. He explained 1 tennis court will be left as is and donation will be accepted to defray the cost of the 2 Pickleball nets of approximately \$3,000.00.

Hockey Rink Discussion – Mr. Chamberlain (along with some others) have purchased and want to donate a hockey rink to the LLPOA. Placement of this rink has been discussed, the area being suggested is between the community building parking lot and the Dock 9 launch parking lot. The board asked for feedback to raise approximately \$8,000.00 for costs/materials. There were suggestions to defray electric cost by having sponsor signs on the inside rink walls. An email blast will be going out to announce that donations are being accepted for this project. Any members that would like to volunteer, please contact the office. There was more discussion on the maintenance costs monthly.

Undisclosed Property Transfer Initiation Fee – Mr. Meinert explained how the office discovered these property transfers through the implementation of the Tops One software program. A letter will be going out to each member with a transfer that was discovered to confirm the accuracy of the LLPOA records and then collect the initiation fee that was in place during that time of the property transfer.

Committees:

Dam – Mr. Turton confirmed the September 8, 2020 annual dam inspection by D'Appolonia and that the committee will be present.

Lake Comparison – Mr. Stewart gave an update that a 4 page questionnaire went out to other lakes asking about amenities that currently do not exist at Lake Latonka.

Nominating – Mr. Filer spoke earlier in the meeting.

Real Property – Mr. Becker thanked the members of the committee (T. Fry, A. Hannas and G. Graeves). There are 3 items that they are working on with the legal department, dues collection on old accounts and legal filings, clearing the titles to sell 7 units of LLPOA properties and how to utilize some future uses for some common areas. There was discussion on what to do with them and board feedback.

Roads, Bridges, Culverts – Mr. Chamberlain shared that there was a meeting on Tuesday and another meeting this Wednesday. There is a map list of what still needs done and items that can be done in house with ease.

Rules – Mr. Meinert shared that there has been progress and the rules have been sent to the legal department and once they are reviewed and returned, a possible town hall meeting will be scheduled.

Water Quality – Mr. Rizzo shared a slide and the raw data and field report from Princeton Hydro has been received and a breakdown will be posted on the website. He shared the water clarity change from the Seki Disk readings and explained the process and gave the locations of each zone (B1-Beach, L1-North end of island, L2-Light house & L3-Dam). The lake will have half lake treatments every 14 days. The Cynobacterial levels are elevate but not blooming. The levels are steady at 20 or below as 30 is the bloom rate. It was explained that the budgeted 3 whole lake treatments have been divided in half and there will be 6 half lake treatments. There was discussion from a member about the current drought helping with the water clarity and stopping the incoming nutrients.

Other Concerns of Board Members:

None

Clubs:

Women's – Mrs. Hart ran down the list of events: Line Dancing, 2nd and 4th Tuesdays at the barn, Kids Painted Rocks Camp with Ice Cream from Liz Day, Duke & Lola's Chalk the Walk Contest. She shared that there were 31 members at the last meeting and the All Day raffle tickets will be mailed. There will be winner's baskets and thanked all donors and for all that purchased the raffle tickets.

Friendly Frolic – Mrs. Hart shared t-shirt and race bib pick up from 6 – 7PM at the pavilion on Friday, the race will begin at 9:30AM on Saturday. She asked that masks please be worn. There will be no awards, but under 19 years of age will get a finisher medal. Reminder that all will be given a bib even if they are not running.

Fish – Mr. Montabon stated the club would have a booth at the upcoming Community Days. The club will be meeting to decide what to have at said booth. They are considering a raffle/auction to help raise money for the fish survey.

Latonka Players – Mr. Dunham stated that the Fall Festival will now be an in house event and be called the Community Days.

This event will be September 12th from 11AM – 3PM at the community building and gazebo area. There will be no outside vendors and it will be a flea market atmosphere. If interested in a space please email lakelatonka@fallfestival.com. Mr. Dunham asked that all wear masks. He stated that proceeds may help with the fish survey and he thanked all the ski school volunteers.

Social – Mr. DiVito thanked all the 152 participants from the Golf Cart Poker Run. The club is partnering with Duke & Lola’s Cafe on August 29, 2020 for an LLPOA Luau from 5 – 7PM, Photo contest deadline is September 15, 2020. Please be reminded pictures of the lake without people in the photo and 4 photo submissions per person. Orders for these calendars will be take at Community Days. The next meeting will be held on Friday, September 18, 2020 at 7PM.

It was shared that a leg of the Boston Marathon will be ran within LLPOA on the morning of Sunday, September 13, 2020.

Questions/Comments:

T. Faller – 728 Delaware – Asked if the hockey rink was in the budget and would the wall be up all year. Stated the curb appeal was in the eye of the beholder but would be a nice asset, could be a potential liability and suggested restroom upgrades before opening day. (Mr. Krupa will check with the insurance company and bring to the September executive session)

T. Fry – 297 Latonka – Stated the waiver for the rink would not work, suggested it be staffed

Meeting adjourned at 8:20pm.

APPROVED: 9.24.2020