

LAKE LATONKA PROPERTY OWNER'S ASSOCIATION

OPEN MEETING MINUTES

JANUARY 25, 2018

The Open Board of Directors Meeting of the Lake Latonka Property Owner's Association was called to order by the President, Dick Harper at 7PM. Those present recited the Pledge of Allegiance and roll call was taken.

Board Directors present: Tom Rizzo, Graig Filer, Justin Safran, Mike Turton, Ken Komoroski, Glenn Graeves, Dick Harper, Susan Bikowski and Tony Giovannelli

Board Directors absent: None

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

There were approximately seventeen (17) members in attendance.

BOARD REPORTS:

President: Mr. Harper thanked all of the members for coming out and shared with the membership the motions that had passed at previous meetings that pertain to the membership to be ratified.

Executive Meeting – November 9, 2017

1. Motion to discontinue the First National Bank loan for the desilting project.
2. Motion to permit Mike Krupa, General Manager to draw out of the reserve accounts to pay the desilting project and general expenses with a savings of \$60,000 per year for the next ten (10) years for the Association.

****Mr. Safran made a motion to ratify the motion to not take out the loan with First National Bank to pay for the desilting project and permission to the Mike Krupa, General Manager to draw from the reserve accounts to pay for desilting and general expenses, seconded by Mr. Filer. The motion was voted on and carried unanimously.**

3. Motion to accept the fireworks proposal for 2018 from Pyrotechnico in the amount of \$8,500.00 which did not increase from 2017.

****Mr. Turton made a motion to ratify the motion to accept the 2018 Fireworks proposal from Pyrotechnico for \$8,500.00, seconded by Mrs. Bikowski. The motion was voted on and carried unanimously.**

4. Motion to increase the indoor rental facility security deposit from \$150.00 up to \$250.00.

****Mr. Giovannelli made a motion to ratify the motion to increase the indoor rental facility security deposit from \$150.00 up to \$250.00, Mr. Graeves seconded the motion. The motion was voted on and carried unanimously.**

Special Executive Meeting – December 7, 2017

1. Motion to approve the Recognition of Club/Organizations resolution.

At this time, Mr. Harper gave a brief description on what this resolution entailed for Clubs/Organizations, such as obtain an Employer Identification Number (EIN) to obtain a bank account or use the Lake Latonka name, rent the facilities at no

cost and provide the Board with your financial information and to be covered by the LLPOA insurance. This resolution may give these sanctioned clubs/organizations storage space, if available.

****Mrs. Bikowski made a motion to ratify the motion to approve the Recognition of Club/Organizations Resolution, seconded by Mr. Rizzo. The motion was voted on and carried unanimously.**

2. Motion to approve the revised Procurement Regulations for LLPOA.

At this time, Mr. Harper informed the membership of the formal process for awarding contracts to outside vendors.

****Mr. Safran made a motion to ratify the revised Procurement Regulations, seconded by Mr. Turton. The motion was voted on and carried unanimously.**

3. Motion to approve the revised Code of Regulations.

At this time, Mr. Harper informed the membership that the Rules and Regulation and Construction Compliance Codes have been combined with some provision added for construction sites, authority of LLPOA Security personnel, members are being held accountable for their guest's behavior and speed limit reduction. Mr. Harper asked that the membership take a look at the new document.

****Mr. Giovannelli made a motion to ratify the new Code of Regulations, seconded by Mr. Filer. The motion was voted on and carried unanimously.**

Treasurer: Mr. Graeves shared that the dredge project was going a little longer than anticipated, but would not affect the amount of monies spent, as the LLPOA is paying per cubic yard of silt deposited in the ponds as contracted. Mr. Graeves also shared the three (3) reasons the Association did not need the loan from First National Bank and they are as follows: The estimate was higher than the actual project, the two (2) year delay meant extra funds available and finally two (2) years of operating that was budgeted. Mr. Graeves stated that left the LLPOA with \$1 million to the positive.

At this time, Mr. Harper addressed the membership about the leaking ponds.

Secretary: Mr. Rizzo stated that the bank signature cards have all been signed and returned on January 19, 2018. Mr. Rizzo also shared that Roger Scriven, Hank Cummings and Paul Rassel will be the three (3) members of the 2018 Nominating Committee. Mr. Rizzo thanked all that for voting and the Board for electing him the Secretary.

At this time, Mr. Harper introduced Mike Turton and Tom Rizzo as the two (2) newest Board members and thanked Jim Parimuha and Chuck Becker for their six (6) years of service on the Board.

General Manager:

Dredge Project Update: Mr. Krupa shared with the membership that there were three (3) zones to be dredged and these zones start at the Coolspring Creek entrance to the lake and go to the beach area. Mr. Krupa shared that Zone 1 is completed, Zone 2 is half completed and Zone 3 is still to be completed and contains a majority of the silt. Mr. Krupa stated that thirty (30) percent of the bill has been paid to the dredge company and they will return in the Spring.

Dock Update: Mr. Krupa stated he had some different options for the docks in 2018. Mr. Krupa shared that he was looking into a galvanized steel predesigned dock that has the Trek decking boards. Mr. Krupa stated that this type has a life span of approximately thirty (30) years versus the eight (8) year life span of the current public docks.

Picnic Table Update: Mr. Krupa stated that the Maintenance department will be building five (5) more picnic tables for the community and stated that Maintenance built five (5) in 2016 and another five (5) in 2017.

Office Staff Update: Mr. Krupa informed the membership that Ms. Baker is now the Office Manager and Mrs. Saeler has dropped down to part-time as the Office Assistant for the next five (5) to six (6) months with a plan to retire at the end of June 2018 and has eighteen (18) plus years of service to the community.

Security Training Update: Mr. Krupa shared that Security will be getting additional training courses and background in how to handle situation that may arise.

Dues Discount Reminder: Mr. Krupa reminded the membership that the 2018 dues discount period ends on Thursday, February 15, 2018.

Sticker Information: Mr. Krupa reminded the membership to be sure to have all of the information for the watercrafts and off road stickers when they come to the office to make the purchase, such as registration and insurance coverage

Dock Fee Reminder: Mr. Krupa reminded the membership that if you had a public dock in 2017 and would like to retain the slip, it needs to be reserved and paid for by Thursday, February 15, 2018.

New 2018 Board Directors: Mr. Krupa also welcomed Mr. Rizzo and Mr. Turton to the Board of Directors.

NEW/OLD BUSINESS: None

CLUBS/COMMITTEES:

Social Club: Mrs. Deb Rassel thank all for a good first year for the Social Club. Mrs. Rassel shared the following information about the club: 122 members in 2017, the 2017 year ended with \$7, 098.84 in the bank account with all of the proceeds going back into the lake and the dues per year are \$20.00 per person and each member must be 21 years of age and a member in good standing. Mrs. Rassel stated that the club is involved in an assortment of events that promote unity, friendship and fun and from time to time they will lend a hand in providing lake service projects from time to time. Mrs. Rassel also shared that the club meets January through November on the third Friday at 7:30PM in the community room with a fun activity to follow the meeting. At this time, Mrs. Rassel shared the social events on the Calendar of Events for 2018.

Fish Club: Mr. Tom Tyma, President of the Fish Club thanked all for their time. Mr. Tyma shared with the membership that they have projects to enhance the lake. Mr. Tyma stated that they would like to install forty (40) spawning beds for the blue gill and bass. Mr. Tyma explained that the pea gravel will be placed on the iced surface of the water an about two (2) to three (3) inches thick in a diameter about the size of a five (5) gallon bucket. Mr. Tyma stated that the club thought that they may place these at Dock 5 and north of Dock 15 in about two (2) to three (3) feet of water and they are asking the Board for approval. It was stated that Mr. Tyma get with Mr. Krupa to talk about where, but that the Board was on board with the idea.

QUESTIONS/COMMENTS:

L. Mahen: Asked what the blow back to the community from the accident in November. It was shared that the LLPOA does have legal counsel through a Insurance defense attorney if necessary and to date there has been no action.

D. Montabon: Just wanted to suggest that the Coolspring Entrance sign needs some upgrading, as the paint is faded.

****Mr. Turton made a motion to adjourn the meeting at 7:30PM, seconded by Mr. Filer. The motion was voted on and carried unanimously.**

APPROVED: 2-8-18