

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting Minutes

September 20, 2018

7:00 PM

WELCOME: Ed Gritzner

PLEDGE OF ALLEGIANCE

ROLL CALL OF DIRECTORS: Ed Gritzner, John Winters, Judy Zebrowski, Debbie Bromeland, Tina Invergo, Bernadette Moran, Rich Kieszkowski, Paul Todd, Bill Finkel, John Sullivan, Ruby Chambers, Allen Searles, Stephanie Nicewarner.

APPROVAL OF AGENDA

OFFICERS REPORT:

SECRETARYS MINUTES: Transcribed by Judy Zebrowski – August 16, 2018 – Motion to Approved by Allen Searles/Rich Kieszkowski 2<sup>nd</sup>., ALL IN FAVOR, SO CARRIED.

TREASURERS REPORT: Paul Todd – Town Bank \$84,781.21, Auction Pier \$34,418.13, Lake Shore \$1,028.32 Petty Cash \$100.00. Treasurers Report Approved by John Sullivan/John Winters 2<sup>nd</sup>., ALL IN FAVOR, SO CARRIED.

CLERKS REPORT: Debbie Bromeland – Deposits \$2,670.00, Total Outstanding Due to Date \$23,349.78, Late Fees Attached Sept. 9, (12) liens to be filed Sept. 24, (2) Liens to be removed Sept. 24, Checking property sold with Walworth County now complete Thru Dec, 2017.

PRESIDENTS REPORT: Ed Gritzner – Checking record retention and property annexation with our attorney. Attorney has not gotten back. Received E-mail letter of resignation from Ralph and Sandy Searles from By-law Committee.

STANDING COMMITTEES:

FINANCE : Allen Searles – Working with Paul on reconciliations.

PIERS: Bernadette Moran – nothing

LAKESHORE: - nothing

CLUBHOUSE: John Winters – nothing Ed Gritzner – Transfer of Liquor License to John Winters – Vice President.

ACTIVITY: Tina Invergo - Breakfast with Santa and New Years Eve coming up. Allen Searles – Who is buying supplies for Breakfast. Next Workshop will decide,

BY-LAW: - nothing

#### OTHER COMMITTEES:

COMMUNICATIONS: Stephanie Nicewarner – nothing

SECURITY: Debbie Bromeland – Aug. 18-Sept. 2 – no Tags 10, Glass 2, Golf Carts on Grass 2, Car on Grass at Pier 1, Kayaks in Swim Area 6, Dogs 7, Non Members 21, Members & Guests 849+, Total number of guests and Member for season 3034+ (not including 4TH of July). Paul Todd – Discuss number of people coming. Debbie Bromeland – 3000 people on weekends. Two parties of 100/125 people every Saturday and Sunday. Allen Searles – Need to move parties in area between Kale and Jute. John Sullivan – Are they Members? Debbie Bromeland – Members and guests. Area by flag pole taken over by jet skiers. 3 times in 2 weeks Police were called by members. Stephanie Nicewarner – Things to think about this winter.

Ed Gritzner – Major issues Board has to decide. Put on November workshop agenda.

#### NEW BUSINESS:

Applications of Committee Members – By-laws John Sullivan, Doug Adams. Lakeshore Scott Benson. Debbie Bromeland – Had request for Lakeshore from Fred Klien. Need application. Needs to be contacted.

Dead Trees – Ed Gritzner - Need Three bids. John Winters will get bids.

Ed Gritzner – How to proceed with committees. Stephanie Nicewarner - Motion to accept Doug Adams for Bylaw Committee , ALL IN FAVOR, SO CARRIED. Motion to accept John Sullivan for the By-law Committee , 8 Approved, 2 opposed Bill Finkel, Allen Searles. MOTION CARRIED. Motion to accept Scott Benson for the Lakeshore Committee, ALL IN FAVOR, SO CARRIED. Stephanie Nicewarner filled application for By-law Committee. Motion to accept Stephanie Nicewarner for By-law Committee, ALL IN FAVOR, SO CARRIED. Ed Gritzner – Need More Members to join John Winters on Clubhouse Committee.

Breakfast with Santa and New Years Eve. Ed Gritzner – Still need to get DJ. Tina Invergo – Marla was working on it. Stephanie Nicewarner – Crafty Kitchens doing food, need menu. Tina and Marla to get contract with band. Edward Gritzner – Need help for Allen with Breakfast with Santa. Make list of everything we need. Ruby Chambers - Discussed cost at workshop. Stephanie Nicewarner - Let Kids 10 and under eat free. Judy Zebrowski – Big families couldn't come last year because we were charging everyone 3 and under. John

Sullivan – 1. Motion Kids are free and nominal fee for members. John Sullivan/ Rich Kieszkowski 2<sup>nd</sup>., Discussion 2. Motion In lieu of charging, will accept Donations. Bill Legge – John you can't do that. Bernadette Moran – Which one are we voting for.? Rescind Motions by John Sullivan/John Winters, ALL IN FAVOR, SO CARRIED. Motion Breakfast with Santa for \$5.00 at door and children 10 and under free including non- members by John Sullivan/John Winters 2<sup>nd</sup>., ALL IN FAVOR, SO CARRIED.

#### OPEN DISCUSSION:

John Sullivan – What about audit? Ed Gritzner – Letter sent out to Gene Decker and our Accountant to talk to auditor.

Request by Jim Pody to make driveway on Association easement. Find out what we did with Wagner. John Sullivan – Annex Palmer Land into Association to become members. Ed Gritzner – Attorney looking into it.

Bill Finkle – Two months ago presented Doug Adams to fill District 3 vacancy. He has written “Letter of Intent”. Motion to appoint Doug Adams to District 3 by Bill Finkel/ Ruby Chambers 2<sup>nd</sup>., ALL IN FAVOR, SO CARRIED.

Paul Todd – Resigned as of now as District 2 Director. Ed Gritzner - Will accept. Need written resignation.

Presented Bill Legge “ letter of intent” to fill District 2 vacancy. Motion to appoint Bill Legge to District 2 by John Winters/Rich Kieszkowski 2<sup>nd</sup>., 6 approved, 4 opposed, 1 abstained. MOTION CARRIED.

Oath of Office Administered by Ed Gritzner to Doug Adams, District 3 and Bill Legge, District 2

Pat Bromeland – Rail needed on stairway for older people going to office. Sometimes need help on projects. Ed Gritzner – Just give me a call - \$10.00 per hour. Pat Bromland – Ice machine not Working, Tina Invergo – Kevin can fix. Pat Bromeland - Cameras not working. Ed Gritzner – Get 3 bids if over \$500.00.

#### ADJOURNMENT:

Motion to Adjourn by Allen Searles/Ruby Chambers 2<sup>nd</sup>.,ALL IN FAVOR, SO CARRIED.

This meeting complies with Wisconsin Open Meeting Laws; and is accessible to those individuals with disabilities.

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