

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting Minutes

January 18, 2018

7:00 PM

WELCOME: Ed Gritzner

PLEDGE OF ALLEGIANCE

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

OFFICER REPORTS:

SECRETARY MINUTES: Transcribed by Judy Zebrowski, - September 21, 2017 – Motion to Approve by John Winters/Rich Kieszkowski 2nd., ALL IN FAVOR, SO CARRIED.

TREASURERS REPORT: Gene Decker - Town Bank \$49,412.00, Pier \$28,954.00, Lake Shore \$1,028.00, Petty Cash \$100.00, Clubhouse \$17,000.00. \$5,000.00 is deposits for coming events. \$33,500.00 last year at this time. \$4,200. paid for 2 truck loads of rocks and owe \$2,700 for 1 more for beach. 3 more truck loads coming next week on Tuesday for \$7,900. to be placed at shore west of Freddie's. Motion to Approved by Paul Todd/John Winters 2nd., ALL IN FAVOR, SO CARRIED.

CLERKS REPORT: Debbie Bromeland - Released 4 liens, Filed 2 liens, 4 New Owners, Physical description of all properties – Dist. 1, 95% complete.

PRESIDENTS REPORT: Ed Gritzner – nothing

STANDING COMMITTEES:

FINANCE COMMITTEE: Paul Todd - Did all reconciliations.

PIER COMMITTEE: Bill Finkel – Applications mailed. Gene Decker – 10 pier lessees were 60 days late with Assessments last year. Should get letter. Forgiveness this year, but not acceptable next year, 1 of 10 late prior year. Had hearing and warning already.

OTHER COMMITTEES:

CLUBHOUSE: John Winters – nothing. John Sullivan - Stove listed on e-bay, 94% chance of selling, after 10 days list as “Make an Offer”.

ACTIVITY; Tina Invergo – Association Activities on Facebook working on calendar, change in format. Ed Gritzner – put pier rules and regulations on Web site. John Sullivan – Put Calendar on web site, not in mail. Gene Decker – 50% of members do not use computer. Tina will put all her information on thumb drive and put on lap top.

COMMUNICATIONS: Stephanie Nicewarner – nothing.

ADVERTISING: Tina Invergo – nothing.

LAKE SHORE: Gene Decker - In two weeks will put in 10 big rocks between each pier, West of Freddie's.

SECURITY: Debbie Bromeland – nothing. Gene Decker - Clubhouse, Have not seen any rental contracts since October. Bring Sam in to next workshop. Association should have copies of all contracts. Paul Todd – should be on site. Motion that Sam should submit written contract within 24 hours and send to clerk, by John Sullivan/Rich Kieszkowski 2nd., ALL IN FAVOR, SO CARRIED. Gene Decker – Pier Committee file cabinet - Files are not allowed to take home.

NEW BUSINESS:

Body Camera for Security – Debbie Bromeland - Genoa City Police Dept. uses Axon Body 2. Package comes with all accessories and 12 hr. battery. John Sullivan - Plug in wall or charge 12 volt in scooter? Debbie Bromeland – Don't have outlet in scooter. 64 GB, can download to thumb drive. \$599.00 price comes with magnet to wear it. Motion to buy Body Camera not to exceed \$650.00 by Gene Decker/John Winters 2nd., ALL IN FAVOR, SO CARRIED.

OPEN MEETING DISCUSSION:

By-laws #4 - Ed Gritzner - Remove #4 from Spring Meeting. Motion to Delete By-law proposal 13.05 from May 20th., 2018, Spring Meeting by Paul Todd/John Winters. Discussion – Gene Decker – No, do not agree with John. Extremely worded. Does not address LLC and Trusts. Needs extreme re-write and legal re-view. John Sullivan – not drafted in an effective manner. Define privilege and make it a right. Paul Todd – Withdraw Motion. Motion to send back By-law 13.05 to author for redefinition by John Sullivan/Stephanie Nicewarner 2nd., 10 yes/1 opposed, MOTION PASSED. Pier lessee or pier waiting list cannot vote.

By-law #2, Article 8.01 John Sullivan – Why change it. Add \$500.00 every year for CPA.

ADJOURNMENT:

Motion to adjourn by Stephanie Nicewarner/John Winters 2nd., ALL IN FAVOR, SO CARRIED.

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