

LLAKE COMO BEACH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 18, 2020

WELCOME: John Winters

PLEDGE OF ALLEGIANCE

ATTENDANCE: John Winters, Stephanie Nicewarner, Judy Decker, Debbie Bromeland, Tina Invergo, George Krause, Rich Kieszkowski, Bill Finkel, Doug Adams, Bernadette Moran, Ruby Chambers, Allen Searles, Pat Scanlon. ABSENT: Bill Legge.

APPROVAL OF AGENDA: Motion to approve agenda made by Allen Searles, seconded by Rich Kieszkowski. ALL IN FAVOR, SO CARRIED.

OFFICER REPORTS

SECRETARY MINUTES: Transcribed by Judy Decker – 4/16/20. Motion to approve minutes made by All Searles, seconded by Ruby Chambers. ALL IN FAVOR, SO CARRIED. Minutes to be posted on the website.

TREASURER'S REPORT: Gene Decker. \$167,000 in Town Bank. Petty cash \$600. Motion made by Pat Scanlon seconded by Allen Searles to approve treasurer's report. ALL IN FAVOR, SO CARRIED. Motion made by Pat Scanlon seconded by Allen Searles to nominate Mike Spread as interim treasurer. ALL IN FAVOR, SO CARRIED. Mike Spread was sworn in as interim treasurer by John Winters.

CLERK'S REPORT: Debbie Bromeland. From 6/8-17/20 deposits made of \$3,633.00; 4 liens to be released; body cam policy received; ordered mor thumb drives for body cam.

PRESIDENT'S REPORT: John Winters.

Beach advisory group – Heavy discussion. Keep Debbie Bromeland to monitor all 3 beaches. Bill Finkel made a motion, seconded by Allen Searles to make above change to beach attendant rules. 10 IN FAVOR; 1 OPPOSED. PASSED. New signs for beach areas with rules. July meeting.

Shirt logo – Contest; logo to celebrate 100 years; \$50 for winner. Members vote (October).

Committee nominations: Clubhouse: Stephanie Nicewarner already on; need 4 more; voted by ballot for Tom Cavadias, Ruby Chambers, Tina Invergo, Sue Winters. (Bill Legge and Laura Ruswick also on ballot.)

Motion made by Ruby Chambers seconded by Doug Adams to approve these 4 to the clubhouse committee. ALL IN FAVOR, SO CARRIED. Lakefront: Judy Decker made a motion, seconded by Ruby Chambers to nominate Tom Cavadias to the lakefront committee. 10 IN FAVOR, 1 ABSTAINED, PASSED.

Rich Kieszkowski made a motion, seconded by George Krause to nominate Laura Ruswick to the lakefront committee. 8 IN FAVOR, 2 OPPOSED, 1 ABSTAINED, PASSED. Activity committee – has 3. Pier committee – has 5. Bylaw committee – needs 1 more; no nominee tonight. July meeting.

Tim Kelly bylaw request – Presented in 2019; tabled; bylaw committee to look into. Motion made by Pat Scanlon, seconded by Allen Searles to table to July meeting. 10 IN FAVOR; 1 OPPOSED. PASSED.

Workshop for annual meeting – Doug Adams motioned, Allen Searles seconded to move annual meeting workshop 2 weeks before annual meeting. ALL IN FAVOR, SO CARRIED. Like to change regular workshops to weeknights on Zoom – Wednesdays.

STANDING COMMITTEES

FINANCE COMMITTEE: Gene Decker. Due to COVID-19, motion made by Allen Searles, seconded by Ruby Chambers to extend the date for late fees for dues to October 1, instead of June 1. ALL IN FAVOR, SO CARRIED.

Tim Kelly discussed late fees. July meeting.

PIER COMMITTEE: Marla Walsh. McDonough: filled out new pier waiting app; need to request a hearing for late payments. Krause: Had a pier at Acacia for 18 years. DNR took it away because it was on no man's land (town land). Bylaw 13.03 states he should have received next available pier location; got a buoy. Motion made by Allen Searles, seconded by Doug Adams to put George Krause at top of waiting list. 8 IN FAVOR; 2 OPPOSED; 1 ABSTAINED. PASSED. Possible open piers; July meeting.

CLUBHOUSE COMMITTEE – Nothing.

LAKEFRONT COMMITTEE – Gene Decker. LCBPOA received letter from Walworth County Land Use and Management. Being taken care of. July meeting.

BYLAW COMMITTEE: Bernadette Moran brought up John Sullivan as head of committee. Motion made by Allen Searles, seconded by Bill Finkel to replace John Sullivan as committee head. 9 IN FAVOR; 2 OPPOSED. PASSED. Bylaw committee to get together to appoint new head.

ACTIVITIES COMMITTEE:

4th of July, Debbie Bromeland – Parade on 7/4/20; no picnic; Marge Szok grand marshall; Rachel Strong junior marshall

Labor day, Tina Invergo – Hopefully planning picnic.

Chili cook off, Tina Invergo – Planning in November.

OTHER COMMITTEES

COMMUNICATION: Clubhouse committee to look into better wifi.

SECURITY: Debbie Bromeland. 6/i7-17 206 members on main beach; 38 non-members; 9 no tags/passes; 2 expired tags/passes; 2 dogs; 1 grill on beach. Would like Assn. to figure out how to get wifi at the main beach. Still need to look into clubhouse camera system.

NEW BUSINESS

Flagpole, Debbie Bromeland. Boy scouts wants a project from Assn. to work on; flagpole; beach hut. We would provide material. July meeting.

Como Vets, Jim Zientek. Wants to occasionally use clubhouse/grounds for local Vets to get together. Motion made by Allen Searles, seconded by Stephanie Nicewarner to allow Como Vets to occasionally use the clubhouse/grounds; but check with clubhouse manager first for availability of date. ALL IN FAVOR, SO CARRIED.

Como community care, Stephanie Nicewarner. Motion made by Allen Searles, seconded by Doug Adams to allow CCC to occasionally use the clubhouse/grounds; but check with clubhouse manager first for availability of date. 2 IN FAVOR; 8 OPPOSED; 1 ABSTAIN. Move to July meeting. Stephanie Nicewarner put together a contract; John Winters/lawyer putting together their own contract.

Clubhouse usage, Tim Kelly. Bylaw 3.06, 8.03 re CCC using clubhouse address. Discussion. Schedule special directors meeting.

Post office usage, Judy Decker. Motion made by Allen Searles, seconded by John Winters to stop using the P.O. box; we have mail box on corner of clubhouse. ALL IN FAVOR, SO CARRIED.

Trampers food truck, Sam Savage. Want approval to put pizza food truck on Assn. property at the main beach on occasional weekends. Licensed by state and county. Base kitchen in East Troy. Pat Scanlon made a motion, Bill Finkel seconded to set aside a piece of Assn. property for the Trampers food truck at the main beach. ALL IN FAVOR, SO CARRIED.

Cleaning service bids, Ruby Chambers. 3 bids – Power Clean for one-shot only disinfecting \$600; Five Star Cleaning for disinfecting \$738.50, event cleaning \$35/hr, min. 5 hrs; Dust Fairies \$25/hr for disinfecting and event cleaning. Tina Invergo made a motion, seconded by Allen Searles to approve hiring Dust Fairies for cleaning service. ALL IN FAVOR, SO CARRIED.

New Year's Eve, Marla Walsh. Has dinner package bids from Daddy Maxwell's and Sperinos. Pass info to activity committee. July meeting.

OPEN

Pat Pine, need more 'no dogs allowed' signs.

Dave Lazzeroni, need more control at beaches for non-residents; private property.

Donna Anderson, sign up sheet to help Debbie Bromeland at beach.

Gene Decker, recommends new clubhouse committee change party packages.

ADJOURNMENT

Motion to adjourn made by Bill Finkel, seconded by Ruby Chambers. ALL IN FAVOR, SO CARRIED.

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