

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 19, 2019

WELCOME: John Winters

PLEDGE OF ALLEGIANCE

ATTENDANCE: John Winters, Judy Decker, Debbie Bromeland, Candy Coffey, Rich Kieszkowski, Bill Legge, Bill Finkel, Doug Adams, Bernadette Moran, Allen Searles, Stephanie Nicewarner. ABSENT: Ed Gritzner, Tina Invergo, Ruby Chambers.

Swearing in of Candy Coffey as Director, District #1.

APPROVAL OF AGENDA: Motion to approve agenda by Doug Adams, seconded by Rich Kieszkowski. ALL IN FAVOR; SO CARRIED.

OFFICERS REPORTS:

SECRETARY MINUTES: Transcribed by Judy Decker – August 15, 2019. Motion to approve minutes by Allen Searles, seconded by Bernadette Moran. ALL IN FAVOR; SO CARRIED. Minutes to be posted on the webpage.

TREASURER'S REPORT: Debbie Bromeland - Town Bank main checking \$111,532.98; PNC Bank \$23,394.65; lakeshore account -.01; petty cash \$600.00. Motion to approve Treasurer's Report by Bill Legge, seconded by Rich Kieszkowski. ALL IN FAVOR; SO CARRIED.

CLERK'S REPORT: Debbie Bromeland - \$2,086.00 in receipts written; 20 liens filed; released 3 liens; \$1,736.00 was deposited for rentals. New Quickbooks has been installed. Requesting to take a class at Gateway. Motion to approve class for Debbie by Bill Finkel, seconded by Bill Legge. Average class \$200.00. ALL IN FAVOR; SO CARRIED.

PRESIDENT'S REPORT: Ed Gritzner - leave of absence.

STANDING COMMITTEES:

FINANCE COMMITTEE: Tim Kelly – Update on finance committee insurance RFP status; quotes from State Farm, Auto Insurance (current carrier), and Farmers; Tim says no surety bonds; insurance covering one playground and one beach. Tim says Roberts Ins. (our accountant) told him they've never seen an Association in such bad disarray regarding accounting, invoices. Roberts recommends payment to vendors with reoccurring payments in a preapproved manner. Tim, authorize payment to the vendors in a preapproved manner; motion made to approve by Allen Searles, seconded by Bill Legge. Motion for preapproval of reoccurring vendor checks by Allen Searles, seconded by Bernadette Moran. ALL IN FAVOR; SO CARRIED. \$3,150 late filing penalty: Chamberlain sent letter to IRS requesting extension; he filed wrong form. Reimbursement to Gene Decker/Suzanne Micklevitz for swing sets: According to Tim Kelly, check requests for \$360 and \$99 weren't approved by the board ahead of time; so Finance Committee is recommending nonpayment. Tim indicates insurance agent walked around playgrounds and said there were questions about insurability. Could get specialty insurance? After much discussion from Tim Kelly, Stephanie Nicewarner makes motion to approve payment of both checks (\$360 and \$99), Judy Decker seconded. Hand Count: 5 IN FAVOR, 3 OPPOSED (Bill Finkel, Bernadette Moran, Allen Searles. APPROVED. Ratification of payment for beackwork to Ben L. (and 2 brothers): Tim Kelly indicates boys weren't approved by the board 3 years ago to do beach cleanup. Stephanie indicates the board did approve hiring the boys. Accountant called him and said this unacceptable because of underaged children without workmen's comp, paid to one child. Finance Committee declined last paycheck request. The boys were paid. Motion made by Bill Legge to ratify the payment for beach cleanup to the 3 boys, seconded by Judy Decker. ALL IN FAVOR; SO CARRIED. Any board members with expense/check request currently outstanding: Stephanie Nicewarner \$48 for GoDaddy. Clubhouse manager and bartenders: Insurance agent indicates bartenders are employees and should be paid as such. Discuss this subject at the workshop.

PIER COMMITTEE: Marla Walsh – 7 pier hearings today for paying dues late; 1 removed from pier waiting list. Asking board for approval to have Debbie put late hearings in Excel so everyone will know who's late. Pier safety rules being worked on this winter; ready for spring to present to board for approval. Bill Finkel: on the October meeting agenda there are 2 possible items to vote on for succession. First vote was at spring 2018 meeting and Bill presented. He's

withdrawing motion for this change (5/2018) and leave change made on 5/2019 for the ballot in 10/2019, seconded by Doug Adams. Original motion in 5/2018 was at a members meeting; withdrawal must be made at members meeting. Judy Decker: May 2019 meeting – “Ed Gritzner proposed to toss 1305 (ballot 1); ballot 2 and 3 are the same but worded differently; vote on 1305A. John Winters made a motion to scrap ballot 1305, seconded by Bill Finkel; all in favor; so carried.”

CLUBHOUSE: John Winters – nothing.

LAKEFRONT: Gene Decker – nothing.

OTHER COMMITTEES:

Communications: Stephanie Nicewarner – nothing.

SECURITY: Debbie Bromeland – 411 members; 10 non-members; 13 with no tags; 2 expired tags; 6 glass bottles; 3 dogs; 2 golf carts; 2 incidents. The 2 incidents involves same tenant as incident in July. Requesting letter sent to homeowner to refresh the rules of beachfront for tenants. Motion to send letter to homeowner made by Bill Finkel, seconded by Rich Keiskowski. ALL IN FAVOR; SO CARRIED.

Judy Decker send letter.

OLD BUSINESS

NEW BUSINESS: Notice letter for October members meeting will be emailed to board for proofing; to come from the board; Tim Kelly put together. Need to have out 10 days before meeting. Bernadette Moran to make mailing labels. Bill Finkel made motion to hire 3 judges at \$150 each for the October members meeting, seconded by Allen Searles. ALL IN FAVOR; SO CARRIED.

Santa’s Secret shopping center: Debbie Bromeland – Need board’s approval to a Santa’s workshop during Santa’s breakfast in the bar area. Small, donated items for kids to come and purchase for family members; whatever amount of money they have. No expense to the association. Allen Searles made motion to approve Santa’s shopping center, seconded by Bill Finkel. ALL IN FAVOR; SO CARRIED.

Approve payment of \$30 to bartender: John Winters – Actually Jim’s Tappers, cleans beer tappers in clubhouse, only takes cash. Allen Searles says take out of petty cash; everyone agreed.

Paul Lucafo, late fee – no show.

OPEN MEETING DISCUSSION

Pat Bromeland indicates we need signs for the October members meeting. Take out of petty cash to pay for new, generalized signs.

John Sullivan indicates the notice letter for October members meeting going out is the opinion of one individual.

ADJOURNMENT

Motion to adjourn by Bernadette Moran, seconded by Bill Finkel. ALL IN FAVOR; SO CARRIED.

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