

**Mays Point Waterfront Community Association**  
**Annual Meeting**  
**August 31, 2024**

1. Call to Order by Frank Bisceglie, President at 9:11 am

2. Attending Member Introductions

- We went around the room and all members introduced themselves.
- The following lots were represented:
  - o Lots 1, 12, 13, 16, 32, 42, 44, 46, 57, 66, 70, 74, 77

3. Committee Reports:

Treasurers Report:

- Mike Hart reviewed the Treasurers Report including expenses, investments and fees collected.
- Regarding the dredging project; an engineer has been contacted. The lily pads have created a problem that needs to be addressed. Docking Solutions may be able to cut the lily pads. Plan to do a test in front of the swim pier to see what happens in the spring.
- Question: Are the lily pads protected?
- Answer: No, we can cut 300 ft around each pier.
- Mike asked if anyone wanted to research the issue.
- Comment: Half Moon Bay using a safe weed killer. Mike asked for contact information so he can contact them for information.

ARC Report:

- Mike Hart reviewed the status of the Architectural Review Committee. 2024 has been a busy year with properties changing ownership and several homes completed.
- Each new owner receives a copy of the ARC documents along with our welcome package.
- The documents dictate that members have one year from the time construction begins to complete their homes.
  - o Question: Have you had any discussion about when people begin to cut down trees?
  - o Answer: You must have a written plan before cutting, according to ARC docs.

Open Discussion

- Lot 75 status:
  - o We have a court order authorizing MPWCA to clean the lot after 30 days that was signed December 4, 2023.
  - o Haven't done it yet because the owner is marketing the property as with building materials.
  - o All sales to date have fallen through
  - o Liens enforced through 9/15/24
  - o Realtor believes the property is going back on the market. Price may have gone down to \$175,000.

- Must decide to clear before the winter. The \$50.00 fine continues until the lot is cleared.
  - Question: Can we set a definitive date with owner for clearing?
  - Answer: We plan to before the winter.
  - Question: How much will this cost?
  - Answer: We don't know yet.
- Comment: The cost to clear the lot will be added to the lien.
  - Question: Are there any other liens on the property?
  - Answer: Lawyer did not find any other liens. Other than a standard mortgage.

*Post meeting comment- the last sales deal has ended with the lot going back on the market as of September 9<sup>th</sup> with an asking price of \$185,000. We are finalizing a contract to clear the lot.*

#### No Hunting

- We are purchasing No Hunting signs to be placed on the common properties.
  - Question: Have you spoken with surrounding land owners to determine their position on no hunting?
  - Answer: No

*Post meeting comment: Frank has spoken with the owner of 35 acres adjacent to our out lot where hunting is allowed. She has no problem with our posting the signs.*

#### Piers Lifts and Wind Damage

- If missing a pier panel, walk the water to see if the panel is lying next to the pier.
- After review of pier inventory, the community has enough stock for one extra pier.
- Loss and damage has been minimal over the years.

#### 4. Member -Questions/Comments / o Answers/Responses

- Will WRPCO take down standing dead trees
  - Send a description of the location and a picture to Frank and he will contact WRPCO. They usually respond quickly.
- Can we ask those members with dumpsters in their driveways to cover them or put them out of view?
  - It was decided that we will go around and get an idea of how close all the dumpsters are to the road. Board will come up with a standard location and distribute to membership.

- Why isn't the association looking at competitors on pier installation, removal and storage costs?
  - o Eddie Vince used to store and not charge for the pier storage. Last year we found a spot on our out lot to store the piers. We felt those cost savings outweighed the cost of pier install and removal.
  
- Docking Solutions is more than double for putting in a lift.
  - Post meeting comment: Frank Bisceglie is offering to coordinate the distribution of lift costs with membership. If you are interested, please forward your latest invoice for lift installation/removal from this season to him and he will make that available to everyone for next season. All personal information from the shared invoices will be redacted.*
  
- There is a competitor in Wisconsin Rapids who can install and remove the piers. They have a storage area on the Adams County side of the lake.
  - o Frank asked for that information to be sent to him. He will contact the competitor and ask for pricing for our piers.
  
- Even though the "new" Docking Solutions installed our piers earlier than they have ever been installed before, there was concern by a member about their relationship with Pavloski, the real estate developer in our area. What kind of service will we have with DS after they complete the 400 homes they are currently building?
  - o We won't know if our service from DS will be affected when those homes are complete. We'll address that issue if it does.
  
- Can the HOA contact Docking Solutions and put the date the piers will be removed in future newsletters?
  - o *Post meeting comment: Frank sent out a letter to all boating members that boats need to be off the water no later October 12<sup>th</sup>, per Darren at Docking Solutions.*
  
- A member commented that it seems that anyone goes on any pier. He said he has identified at least 2 boats that are not in the correct spot.
  - o Frank responded that based on his personal survey, members are on the pier they should be. Renters on occasion have gone to the wrong spot and those minor issues have been corrected. If any member has a problem, let Frank know and he will follow up with the issue.
  
- People drive very fast down 29<sup>th</sup> St toward the boat launch. Is this speed limit appropriate now that people live on this street?
  - o Frank will contact Germantown to see if we can get a 'kids present' sign on 29<sup>th</sup> Street along with speed limit signs on 29<sup>th</sup>, 2<sup>nd</sup> and May's Point Road in our community.

- What can be done about the littering along 29<sup>th</sup> street from people who use the public boat launch?
  - o Frank will bring this up to Germantown at the same time as the speed limit issue.
- Could we have a community dumpster somewhere?
  - o Everyone at the meeting who knows about common community dumpsters felt this was not a good idea. It never works. Too much of a mess.
  - o Everyone needs to contract for their own garbage pickup.
  - o LRS will come by if called on a non-pick up day if they are in the area.
- Will there be more Town Hall Meetings via Zoom?
  - o Yes, quarterly. Next quarterly Board/Town Hall meeting will be in December.
- Can you send out information on snow plowing vendors?
  - o Yes
  - o *Post meeting comment: Frank Bisceglie is offering to coordinate the snow plowing information with membership. If you are interested, please forward your snow plowing contact information to him and he will make that available to everyone.*

Meeting was adjourned about 10:30 AM.