

Public Meeting Minutes  
March 25, 2024  
7:30 p.m.

Members present: Directors Cacovski, Katz, Mansch, and Rogers (Director Rogers had President Zupan's proxy).

Staff present: Manager Cleveland and Attorney Lane.

In the absence of President Zupan, Director Cacovski chaired the meeting. The first order of business was the approval of the seven new members. Director Rogers made a motion to approve the new members, seconded by Director Katz the motion carried 5-0.

Director Cacovski briefly spoke about The Times article, and he would let our attorney speak about this situation. He also informed the residents about our new \$20.00 barcode that is black on black. He said that if residents want to modify the existing barcode by removing the LOFS from the side they are allowed to do so, and this will be a savings of \$20.00, as all barcodes are \$20.00. There are no free barcodes this year.

Next was Attorney Lane's report, and she explained the decision on the Declaratory Judgement that we filed. She stated that their opinion moved in a direction that we did not even ask them to pursue. The board is evaluating what they have ruled on and determining what our next step will be. A resident asked about the speed camera and Attorney Lane stated that it is on hold at this time. Resident Mason inquired if the sheriff could police our speed limits. Attorney Lane stated that this is unclear. Resident Ryan asked if we were going to appeal the decision. Attorney Lane said that she would like to have some clarification on this, and the board is discussing their options. Resident resident asked what we are going to do with the money we save on not purchasing the speeding sign. Manager Cleveland stated that this will be going into the general fund. A resident asked what exactly can security do? They can enforce the covenants and resolutions, Attorney Lane replied. Resident Del Las Casas asked if we could request County to come in here. Attorney Lane stated that we can enter into a contract with them, and there would be no fee. Resident Mason asked if the defibrillators were still in the squad cars. Manager Cleveland stated that they are. Resident Reagor said that just the presence of a security vehicle sitting at Bass Beach makes vehicles slow down, she wishes one could be there 100% of the time!

Next was the Treasurer's report given by Director Rogers. As of February 29, 2024, he stated that out of 2740 properties, 2654 are paid in full. Eight properties owed the second, third, and fourth payments for a total of \$9456.00 owed. Ten property owners owe the third and fourth payments for a total of \$7880.00. Twelve properties owe the final quarterly payment of \$8668.00. Five properties owners did not pay the second half of the half payment plan for a total of \$3935.00. Two property owners are on payment plans, and seven are in bankruptcy through the court system. Thirty-two properties still needed to make some sort of payment for the \$48,825.00 owed. Demand letters from the attorney have been sent to all delinquent property owners. Liens and foreclosures are also proceeding if necessary. For the 23/24 fiscal year we ended with \$247,310 in Lake revenue, \$60,112 in pool revenue, \$588,921.06 in Golf revenue, \$1,320,667.16 in Food Revenue and \$584,799.35 for all other revenue. Our cash on hand was \$730,671.49. Out of that number \$72,478.13 is in reserved funds, \$100,000 is the dredge fund and \$100,000 is for the long-term building fund.

Next was old business, and there was none from the board or the community. Under new business Director Cacovski stated that we had two variances. The first variance was with Ms. Brown, she stated that she would like to install a 24-foot round above ground pool 24 feet past the rear setback line. There were no remonstrators, nor was there anyone who answered nay or yay for the variance from the certified letters. Director Cacovski told Ms. Brown that the board would decide this evening and Manager Cleveland would let her know their decision in the morning. The next variance was from Sheets/Hess residency. They as well would like to install an above ground 27' pool that will go 20 feet over the rear setback. There were no remonstrators, nor anyone commented through their certified letters. Director Cacovski stated that the board would discuss, and Manager Cleveland would call them in the morning with their decision.

Resident Cook commented on AUI (ATT&T subcontractor) going through the gates and breaking them and digging up people's yards as they are installing fiberoptic. He stated that they are digging outside of their easement. Manager Cleveland stated that he is aware of their shoddy work and made them stop last year when they were installing pedestals in the front yards, he will contact AT & T.

Resident Kroner asked if spotlights shining from a neighbor's home are legal to shine on his home. He also asked if the homeowner is responsible for maintaining the swales in front of their homes. Manager Cleveland said yes, they were, and Attorney Lane said that she would look into the shining spotlights.

Under announcements, Director Katz informed the residents that the Lions were holding a free Easter Egg hunt in three age groups and encouraged all to come and enjoy and bring an item or two for the food bank. The things they need the most are peanut butter and paper products.

Resident Ryan asked when did it change that a dock renter could just pay a quarter of the dues or half of the dues to secure their dock slip? Manager Cleveland informed her it started when those types of payment were implemented. She felt that they should pay the full installment since they could make one payment and not continue to make the others. The board said that they would discuss.

With no further business to come before the board, Director Katz made a motion to adjourn, seconded by Director Mansch the motion carried 5-0.