

Public Meeting Minutes
July 26, 2021
7:30 p.m.

Members present: President Zupan, Directors Bardeson, Katz, and Rachoy, President Zupan had Director Cacovski's proxy.

Staff present: Manager Cleveland and Attorneys Less, Buitendorp, and Lane.

President Zupan called the meeting to order, and the first order of business were the thirteen new members, Director Bardeson made a motion to approve, seconded by Director Katz the motion carried 5-0.

President Zupan gave the board report and told the community that we are now fully licensed with the state as a security firm and we are allowed to write tickets for our covenants. The community gave an ovation. We need to have a couple more meetings with Lake and Porter Counties, and if you need service, please remember to call 911. President Zupan also stated that the dredging is continuing.

Next was the Community Manager's report and you may read it in its entirety in the August Seasonal.

Attorney Less had no report to give.

Director Katz gave the Treasurer's report. She reported that out of 2738 properties 265 are on a quarterly payment, with the second payment needing to be paid by July 30th. One hundred fourteen property owners are on the half payment plan and the second half is due on October 29th. There are 2310 who have made the full payment. Ten properties are under bankruptcies, and six have miscellaneous payment plans. As of June 30, 2021, 33 owners need to make some sort of payment. Last month that amount was at 42 and we budgeted for 40 owners not to pay. As of June 30, 2021, we have collected \$232,385.00 in lake revenue, \$37,327.00 in pool revenue, \$403,025.99 in golf revenue and \$301,180.54 in all other revenue. The cost of doing business in both restaurants is \$417.66. Our cash on hand was \$3,341,164.54, out of that number \$562,205.67 is in cash reserved funds and \$100,037.00 is for a long-term building fund.

President Zupan asked for old business. Resident Greaney asked if the board had an update on the permanent structures. President Zupan stated that the board worked on it at the Executive meeting tonight and there should be a new update by the next board meeting.

Resident Newell stated that the dredge is not working; no water is coming through the dredge. Manager Cleveland explained how the dredge is working and it is pumping sediment directly to a corral that is set up in the lake and once it is filled it gets pumped to the sediment basin. Resident Newell said that he didn't believe it. Manager Cleveland said that we are checking the areas they have dredged and it is working. Resident Maloney asked if the spikes from the pipe on the road could be resecured as they are sticking straight up. Manager Cleveland said they would take care of that tomorrow.

Resident McGinty asked if the hand pumps (for dredging) would go right to the seawalls and rip rap. Resident Dulla questioned how far away are they dredging? He thought it was 2 to 4 feet. Manager Cleveland said yes that was correct not right to the edge.

Resident Greco asked how many cars got signed in at the front gate for 4th of July. Manager Cleveland nor Director Philp had an exact number but somewhere between 6 and 7 thousand.

President Zupan asked for new business and the first item were two variances. The first one was a shed beyond the rear setback from the Reese family at 1330 Brandywine Rd. Resident Reese stated that his hardship is that if he puts the shed inside the rear setback, he will have to move some landscaped area and it will be right on top of their kitchen window. He said that he backs up to 109th/100S and there are no back door neighbors. Manager Cleveland said that letters have gone out to everyone who lives within 300 feet of any portion of their property, and we had no one remonstrate on this variance. President Zupan told resident Reese that Manager Cleveland would be in contact with him with their decision tomorrow.

The next variance was from Neitzel family. Resident Neitzel said that they are requesting a variance for their cabana/outdoor kitchen that was built with a misunderstanding between her landscapers and them. They thought that the landscaper had included the cabana/kitchen in the application that was presented earlier in the year. She stated that they are just trying to beautify their backyard and have plenty of room. President Zupan asked what their hardship was, and she said that they had already paid for the items and paid the contractors. Manager Cleveland stated that there were letters sent to all residents within 300 feet of any portion of their property and we received two in favor of the cabana, and one no. Resident Gold asked if something is done wrong what is the consequence. President Zupan stated if the board doesn't approve the variance, then it must come down. Resident Nastoff who lives in the brown condos read a prepared statement against the cabana. She stated that she had a hard time believing it was a financial hardship as there has been a crew of workers at that home for four months. She stated that from her condo balcony that is all you see, the roof top of the cabana. She felt that the height is extremely tall. Resident Schroader stated that the roof lines are not matching. Resident Neuschel stated that she believes there should be a procedure for building something without a permit, a penalty of some sort. Resident Baker said that the Neitzels are new to the community and possibly a welcome wagon of some sort can be used to help inform new residents about the rules. President Zupan stated that there is a welcome packet given to each new member and it does have all the rules and regulations in it. Resident McGinty said that realtors out here should explain the rules when purchasing a home out here. Resident Moore asked if the contractors lived inside LOFS; they are from Orland Park, IL. Pam Neitzel stated that Caribbean Pool installed the pool, and All Seasons has done everything else. Paul Neitzel said that they understand that they may have to take the cabana down; they want to abide by the rules. Resident Shepard stated that everyone receives rules, and they didn't follow the rules. Pam Neitzel stated that they live on a busy corner, and they are not trying to hide anything. Resident Neuschel said that when they sold their home in Vermont, they had to pay for a deck they had installed without a permit—so eventually they were nailed with a fee. Resident McGinty said the payment is all the certified letters the resident has to pay for, as he had to pay for a variance for his home. He stated he thinks the property looks good. Resident Moore asked if this could be put on hold so the community could go look at it and give their opinion. The overwhelming response was no—the board makes that decision. President Zupan stated that the board will be making their decision and Manager Cleveland will be getting back to them with their decision.

Resident Sheppard said that the property to the left of her has been a rental, but the person who lives there introduced herself as the owner and Resident Sheppard never received a right of first refusal. Manager Cleveland said he would investigate, but it could have been a sheriff's sale or a quit claim deed. She stated it was not.

Resident Zackiewicz asked if when the Pledge of Allegiance is recited could Director Rachoy remove his hat as Director Bardeson had. Director Rachoy apologized and said he forgot.

Resident Reagor wanted the board to know that the island party on Bass Lake was a huge success.

Resident Sheppard thanked President Zupan and Director Bardeson for tackling the issues on social media.

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