

SOUTHWIND SHORES II ANNUAL MEETING MINUTES

JUNE 10, 2023

The meeting was called to order by Teresa Jescovitch at 11:05 am.

We had 27 lots in attendance. There was 1 proxy received prior to the meeting and 1 proxy after the meeting which was not counted. There were 3 board positions on the ballot. There were no nominations from the floor. Running were Teresa Jescovitch, Martin Wade and Michael Fennessy. A motion was made to vote the ballot as is. The ballot was unanimously approved by a show of hands. A thank you went out to Linda for her service.

Vice President Report submitted by MaryAnn Ptasznik

Welcome baskets and visits have been made to new residents The Cages, Lot #72 and the Sechser's, Lot #76. We have 3 approved rental houses: lots 31, 63, and 70 and the paperwork for lot 76 will be filed this year.

Treasurer Report submitted by Tom Ronksley

The income and expense report shows the income exceeded the expenses. We are taxed on the interest earned. All membership dues have been collected. The legal fees are related to the Solar Panel policy we put into place in the fall. The balance sheet that ends our fiscal year shows what is in reserves. The balanced budget is predicted. The pavilion work, for which approved funds have been set aside in reserves, has been delayed and we are looking for a contractor. One of our homeowners questioned if an assessment was made to replace the roof. At this time, it has not.

Environmental Report submitted by Teresa Jescovitch for Mike Fennessy

Solar lights have been added to the launch dock. The light on the No Wake Surfing buoy near the bridge was stolen and has been replaced. We approved 12 construction applications. We had a common area Fall and Spring clean-up, many thanks to those who helped in these efforts.

President Report submitted by Teresa Jescovitch

All homeowners present should update your information on the contact list. POA packets have been sent to three new homeowners. In October a special Board meeting was held to implement a Solar Panel Policy. A policy was approved and emailed to all homeowners. It will also be included in the POA packets to new home buyers. All homeowners should complete a construction application for approval before any exterior construction. The Board is accepting new bids to replace the pavilion posts. Matt Chandler with Jade Construction did not uphold his end of the signed contract from May 2021. He referred his son Kyle Tetting and Kyle made promises to come out and never did. George Tsoukleris donated a new flagpole to the common area, thank you George. A new deck box was purchased that will house our sports equipment. All Board members will have the combination. Damian Turchan donated new swim buoys, thank you Damian. Our grills were sanded and painted, thank you David Jescovitch.

New Business

The Board has boxes of site maps on file that are very large, old and not being used. Teresa recited two areas of which our by-laws refer to maintaining files with the Environmental Control Committee. The plans should be on file with the county. We can scan and keep the approval signatures on file electronically, but do we want to pay someone to scan the large copies of submitted maps and specifications. A motion was made by Craig Horning to write a policy to retain paper files for 5 years, copy them electronically and/or signature approval page, then return them to the homeowner. Seconded by Don Fronczak. The motion is approved by a show of hands. No one opposed.

Our picnic tables are over 20 years old and are splintering. Teresa suggested purchasing 2 a year to replace them. After discussion, A motion was made to purchase two heavy poly tables for the beach. Seconded by Damian Turchan. All approved by raising hands. Kate and Craig Horning have a contact for the poly tables and will look into pricing. It was also suggested that the tables under the pavilion need to be sanded and treated. A sanding party will be formed by the homeowners and led by Henry Mycko to complete this task. George Tsoukleris offered his generator for the job.

Open Forum

- Pete Hoene wanted the community to be aware that they just have major water damage to their home and it involved the copper pipes that ran through the house. He suggested you look into replacing copper with pex.
- Al Ptasznik added that the county requires septic tanks be inspected or pumped every 5 years. If you don't do this the county can fine you. He is looking for a contractor if you would like yours done at the same time and try to get a discounted price.
- Don Fronczak wanted to know if we are liable for our No Wake Surfing buoys. Teresa is already looking into this.
- Sharon Easton requested new umbrellas for the beach area. The Board did request a donation for them last year after being replaced three times. Warren Preston questioned why the board would not buy them again. Discussion was that the umbrellas are being left opened and that is causing them to be damaged. Carroll Swenson said he would donate 2 umbrellas not to exceed \$500; if someone would go purchase them.
- Gary Easton wanted us to be aware that the two trees by the beach look like they needed trimming.

The meeting was adjourned at 12:15pm.

Everyone was invited to enjoy the food at the "Not Your Mama's Food Truck" provided by the board.

Respectively submitted,

Linda Mycko, Secretary

Teresa Jescovitch, President