

FLPOA BOD MEETING MINUTES

DATE: March 9, 2019

- 1. **Call to Order** **Time: 9:02 am**
- 2. **Pledge of Allegiance**
- 3. **Condolences:** Gene Sample, Jim Nyquist, Marie Gondek, Keeley Sanders- Masch
- 4. **Roll Call** **Absent: Robert DelPappa** **Quorum: Yes**
- 5. **Review of previous meeting minutes**
 - Motion #1:** Approve the August 11, 2018 BOD minutes. Motion: Dennis, Support: Ron
Motion passed (8-0).
 - Motion # 2:** Approve the November 3, 2018 special BOD meeting minutes.
Motion: Dennis, Support: Ron, Motion passed (8-0).
 - Motion # 3:** Approve the November 3, 2018 regular BOD meeting minutes.
Motion: Dennis, Support: Ron, Motion passed (8-0).

6. Directors Reports

President	Matt Cook	Storage Area
Vice-President	Joe Hoshaw	Legal, Liens and Foreclosures
Secretary	Dennis Monsere	
Treasurer	Cathy Brown-Kuba	Insurance, Office, Personnel
Director	Norman Belli	Security, Rental Docks
Director	Ron Swagman	Lake Ecology, Building Permits, Dam Safety, Fish Stocking
Director	Debra Wojie	Assistant Treasurer, Merchandise, Refuse Area
Director	Robert Delpapa	Maintenance, Campground
Director	Paula Nowak	Activities, Communications

- 7. **Unfinished Business:** Wolverine Park boat access safety, FL Covenant violations regarding commercial businesses, non functioning security cameras, new document storage area, Brian's trail safety, abandoned pontoon boat near beach, clubhouse upgrades, and clubhouse sidewalk lighting.

8. New Business:

Motion #4: Allocate \$750.00 funding for the Ox Roast raffle prizes.
Motion: Paula, Support: Cathy, Motion passed (8-0).

Motion #5: Motion for the Board of Directors to accept the resignation of Joshua Morrison and appoint Dennis Monsere as interim Secretary until the conclusion of the July 2019 annual meeting. Motion: Matt, Support: Cathy, Motion passed (8-0).

Motion #6: Motion by the Board of Directors to allow any Board member to sign property liens. Motion: Cathy, Support: Matt, Motion passed (8-0).

Motion #7: Allocate funding for new permanent generator installations at the Office and Clubhouse by Reid Heating & Cooling. Motion: Ron, Support: Matt, Motion passed (8-0).

Motion #8: Allocate funding for construction of five lake inlet stream sediment dams and ponds by Green Contracting of West Branch.

Motion: Ron, Support: Dennis, Motion passed (7-1), Director Paula Nowak voted NO.

Motion #9: Allocate funding for purchase of a used Maintenance Department pickup truck from Hilltop Auto LLC, Prescott. Motion: Matt, Support: Joe, Motion passed (8-0).

Motion #10: Allocate funding for purchase of a used snow plow for the Maintenance Department. Motion: Matt, Support: Cathy, Motion passed (8-0).

Motion #11: Allocate funding for legal fees from Kerr Russell. Motion: Joe, Support: Cathy, Motion passed (8-0).

9. Public Comment

Question: Will the proposed sediment ponds be covered? Response: The ponds will not be covered but some may include a bottom liner. Access roads will also be included.

Comment: The lock for the refuse/storage area needs to be replaced. Response: The Board will consider replacement of all locks which use the master key.

Suggestion: Boy Scouts or high school students in need of service hours should be considered for the proposed improvements to Brian's trail.

Comment: Forest Lake information is being posted on several on line sites. Response: The Forest Lake Facebook page and Paula's e-mail fan-out are the only official Forest Lake information sites other than the Forest Lake website.

Question: Can a property owner rent their home for short term rentals if the owner is also living on site? Response: It appears that this situation would not violate the Covenants but the Board will check with our attorneys.

10. **Motion to Adjourn:** Motion: Matt, Support: Joe, Motion passed (8-0), Time: 10:04 am.

X

Matthew Cook
President

X

Dennis Monsere
Interim Secretary

FLPOA BOD MEETING MINUTES

DATE: May 11, 2019

- 1. **Call to Order** **Time: 9:01 am**
- 2. **Pledge of Allegiance**
- 3. **Condolences:** Harry Whelan, Val Leitch
- 4. **Roll Call** **Absent: Norm Belli, Robert Delpapa** **Quorum: Yes**
- 5. **Oak Wilt Presentation by Julie Crick, Natural Resources Educator, MSU Extension.**
- 6. **Review of previous meeting minutes**
 - Motion #1:** Approve the March 9, 2019 BOD minutes. Motion: Dennis, Support: Ron,
 (Motion passed 7-0)
- 7. **Directors Reports**

President	Matt Cook	Storage Area
Vice-President	Joe Hoshaw	Legal, Liens and Foreclosures
Secretary	Dennis Monsere	
Treasurer	Cathy Brown-Kuba	Insurance, Office, Personnel
Director	Norman Belli	Security, Rental Docks
Director	Ron Swagman	Lake Ecology, Building Permits, Dam Safety, Fish Stocking
Director	Debra Wojie	Assistant Treasurer, Merchandise, Refuse Area
Director	Robert Delpapa	Maintenance, Campground
Director	Paula Nowak	Activities, Communications

- 8. **Unfinished Business:**
 - Wolverine Park boat access safety: Improvements are being considered for this year.
 - FL Covenant violations regarding commercial businesses: Property owners in violation have been contacted.
 - Non functioning security cameras: New equipment is under consideration.
 - New document storage area: On hold until out of date documents are purged.
 - Brian's trail safety: A new bench anchored in place will be installed this spring. In addition a new railing at the river will be installed.
 - Abandoned pontoon boat near beach: The owner indicates that the boat will be converted to a swim raft this summer.
 - Clubhouse upgrades: New generator installation is currently in progress.
 - Clubhouse sidewalk: A new lighting fixture has been installed and concrete repairs are complete

9. New Business:

Motion #2: Allocate funding for survey and purchase of 10.4 acres of Seder property to provide for construction of a sediment pond and dam. Motion: Ron, Support: Joe, Motion passed 7-0.

Motion #3: Allocate funding for two new 800 amp power feeds for the campground by Consumers Energy. Motion: Ron, Support: Dennis, Motion passed 7-0.

Motion #4: Increase the funding allocated under Motion No. 10 of the March 9, 2019 BOD meeting to provide for purchase and installation of a new snow plow in lieu of a used plow. Motion: Matt, Support: Cathy, Motion passed 7-0.

Motion #5: Allocate funding for purchase of a used 2017 Chevrolet Equinox with an extended warranty from Richardson Chevrolet Buick for use by the Security Department. Motion: Matt, Support: Debra, Motion passed 7-0.

Motion #6: Allocate funding for spraying both beaches with an organic solution which has been approved by our lake consultant for deterring geese. Motion: Joe, Support: Matt, Motion passed 7-0.

Motion #7: Motion to approve the budget for the 2019-2020 fiscal year. Motion: Cathy, Support: Ron, Motion passed 7-0.

Motion #8: Allocate funding for payment of an invoice from Kerr, Russell & Weber for legal fees. Motion: Joe, Support: Debra, Motion passed 7-0.

9. Public Comment

Question: What is the estimated cost for the future campground electrical improvements? **Response:** An estimate is not available at this time.

Comment: The beach rules are not followed during the summer months. **Response:** Call Forest Lake security if a problem occurs. Security will call the Sheriff if necessary.

Question: Why aren't "Private Beach" signs posted? **Response:** The signs would be in violation of our 501c non-profit status. The 501c non-profit details are available on the internet if additional information is required.

Comment: Ray Daniels, Clayton Twp. Supervisor, stated that Forest Lake residents are welcome at the Clayton Township monthly meetings. Ray has contacted the Arenac County Road Commission regarding the pavement settlement along the center of North Forest Lake Drive. **Response:** The road commission specified the under drain in the middle of the road. Compaction of the under drain trench was not addressed and

therefore the road commission should be responsible for repairs at no cost to Moffatt or Clayton Townships.

Question: Will DEQ permits be required for the proposed sediment ponds? **Response:** Permits will be required including a separate county soil erosion permit for each work site.

Comment: The clubhouse kitchen should be upgraded to code to allow for food preparation in lieu of food warming. **Response:** Clubhouse renovations are included in the list of future projects. A schedule is not available at this time.

Question: Why does Forest Lake require Land Use Permits? Permit processing delays construction schedules. **Response:** Permits are required per the Restrictive Covenants. The Board will investigate to see if the permit requirement can be eliminated.

Question: When will the lake be dredged? **Response:** Dredging will be scheduled after the proposed sediment ponds are completed. Pond cleaning procedures in the future will be as directed by our lake consultant and the associated costs will be the responsibility of FLPOA. Potential locations for disposal of dredged material have been identified.

Question: When will the Highland area roads be repaired? Moffatt Township did not authorize 2019 funding for this work. **Response:** Moffatt Township did not follow the road repair schedule presented to them by FLPOA several years ago. They repaved Mallard Drive instead of making repairs to the roads in poor condition. Arenac County Road Commission has indicated that this work is tentatively scheduled for next year. Residents should contact Moffatt Township and the Road Commission. Moffatt Township is a funding source for road repairs and the Road Commission is responsible for road maintenance.

10. Motion to Adjourn: Motion: Paula, Support: Debra Time: 10:27 am.

X

Matthew Cook
President

X

Dennis Monsere
Interim Secretary

**Meeting Minutes for the Annual Forest Lake Board of Directors
July 13, 2019**

Call to Order

Time: 9:00 am.

Pledge of Allegiance: Alyce Ortel

Invocation: Alyce Ortel

Roll Call of Directors: All present.

President	Matt Cook	Storage Area
Vice-President	Joe Hoshaw	Legal, Liens and Foreclosures
Secretary	Dennis Monsere	
Treasurer	Cathy Brown-Kuba	Insurance, Office, Personnel
Director	Norman Belli	Security, Rental Docks
Director	Ron Swagman	Lake Ecology, Building Permits, Dam Safety, Fish Stocking
Director	Debra Wojie	Assistant Treasurer, Merchandise, Refuse Area
Director	Robert DelPapa	Maintenance, Campground
Director	Paula Nowak	Activities, Communications

Introduction of the Sergeant of Arms: Edward Lawrence

Owners Quorum: Article VI Section 4 of the By-Laws states: "The presence of fifty (50) members, either in person or by proxy, shall constitute a quorum for the transaction of business at an Annual Meeting".

Parliamentary Procedure: The President did not receive any correspondence ninety (90) days prior to the meeting date, therefore, according to Article VI Section 5 of the By-Laws, the Agenda will be as set forth, unless motioned otherwise by a Board Member.

Approval of the minutes from the BOD's July 14, 2018 meeting and the May 11, 2019

Motion: Dennis, Second: Joe, motion passed (9-0).

Purpose of the Annual Meeting: To elect candidates to the Board of Directors.

Introduction of Candidates: Brian Andrews and Dennis Monsere.

President's Report

This past year has been one full of various projects, upgrades and long term planning. We have made some substantial investments in facilities and equipment with more to follow. Just a few of these would items include 2 new vehicles, upgraded boat docks, stand by generators, lake consulting services and testing and improvements at several of our parks/boating access areas This board has been focused on much needed updates and looking to ensure the long term success of our community. I would like to thank each and every member of the board. Your commitment and dedication to our community is very much appreciated. I would also like to thank all the employees here at Forest Lake. Phil and his maintenance dept. have done a fantastic job with all of the recent projects and upgrades. Max and the Security team are a great group and always willing to help out when they are needed. Mark and the office staff

keep everything in order and do a nice job anytime someone is in need of assistance. Thank you all for the hard work and dedication.

I look forward to seeing the continued efforts this board is making to the long term success of our community. Thank you.

President, Matthew Cook

Director's Reports

Legal, Liens and Foreclosures

I signed 34 liens and we had 4 Discharge of Liens. Kerr Russell our legal advisers were paid \$586.88 which was half of the invoice received November, 2018 for an issue that happened in 2017. They were also paid \$3,581.70 advising us on the Short Term Rental issue. In November 2018 we had a Special Meeting and approved having a proxy sent to all Property Owner to vote on increasing the Dues Assessment Late Fee from \$5.00 to \$30.00. There will be a notice posted when there will be a counting of the votes. 60 percent votes must be received for a quorum. As of today we are 98 votes short of having a Quorum. Proxies are available at the office if you have not voted. Property owners delinquent in paying their dues of approximately \$58,000.00 were listed by name and the amount owed in the last FLIP.

Geese Problem

The Main Beach and the complete West End was sprayed for a test with a safe chemical to deter the Geese from those areas. This Test was a disappointment for me and may not be used again.

Handicap Ramp

I had two Property Owners make a request for a Handicap Ramp. I turned the request over to Bob DelPapa and Norm Belli. The Maintenance people, led by Phil Shock did a great job installing a Handicap Ramp at the West End Launch area and now there is also a daily rental dock close by.

Logging of Forest Lake Common Property

We had a Logging Company that was cutting trees on State Land and got into cutting trees on Our Common Property. They were contacted and stopped cutting. A cash settlement was worked out and replacement trees were planted.

Short Term Rentals

We received complaints that there are property owners that are advertising online for B & B type rentals of their homes at Forest Lake. Letters were sent by the Association and our attorneys letting them know they are in violation of our Restrictive Covenants. We were informed about House Bill #4046 that could override our Restrictive Covenants on this issue. House Bill #4046 after a meeting was sent back to the committee for further determination. Our Attorneys have informed us that legal action could cost the Association \$4,000.00 and as

much as \$20,000.00. At present we are trying to see if there is another solution before legal action is taken.

Main Beach Swim Platform

Hammer Tyme Construction made the improvements necessary without a charge to the Association before Memorial Day Weekend as promised.

Vice President, Joseph Hoshaw

Treasurer's Report

The Association is current with all of its financial obligations. An Audit of our Financial Records will be done in the next few months. During the past year there has been many improvements done in Forest Lake and I'm sure the Directors in charge of these areas will present these items in their reports.

Personnel

I would like for all employees, if present, to stand when their name is called:

Dave Forbes-Security
Nicholas Foster-Security
Nathaniel Harrison-Maintenance
Tanner Harrison-Maintenance
Linda Huff-Housekeeping
Roger Huff-Housekeeping
Annette Kaczmarek-Office
Carl Knapp-Maintenance
Mark Kuschyk-Office
Ed Lawrence-Security
Eleanor Lutz-Office
Dan Mancani-Maintenance
Elizabeth Palm-Housekeeping
Dave Richards-Maintenance
Phil Shock-Maintenance
Max Warden-Security

Insurance

Our Insurance Company is Freemont Insurance in Freemont, MI, through the Walker Agency in West Branch. They cover our Auto, Workman's Compensation, Buildings and Directors and Officers Insurance.

Office

The Summer hours are now in effect...Monday thru Saturday 9am to 5:30pm., with lunch from 1 to 1:30pm, and on Sunday from 12 noon until 4pm.

Office personnel are there to help serve our members and guests. Please keep the Office informed of any changes in your address, phone number and contact persons. Also of your buying and selling of property. Biggest improvement in the office is the new generator!

Many thanks to Mark, Annette and Elenore.

Finance Committee

I would like to thank the Finance Committee for their help in preparing the Fiscal Budget each year. The budget is a guide line of projected income and expenses for the year. During the year the committee meets to see if we are within the projected amounts. So far all expenses have been paid for out of the General Fund. I wish to thank Asst Treasurer Debi Wojie, Sam Dautermann, Gary Jeffery, Joe Janeski, Sandy Potoczak and Gary Schoenherr for taking the time to help in the preparation. And, a big thank you to Mark for preparing all of the numbers for us to work with. Thank you all! Now, may I have a show of hands of those who wish for me to read the Cash Flow Statement in it's entirety

Treasurer, Catherine Brown-Kuba

Security

Security report for June 2019:

Miles covered 2053

House checks 394

0 Incident Reports

Director, Norm Belli

Land Use Permits for 2018/19

48 approvals 2-new 7-add 6-garage 33-storage shed

The township is considering changing the ancillary building size to something greater than the footprint of the primary dwelling. The township blight law is currently being implemented with only "friendly notices" being sent out to alleged offenders.

Dam Safety and Spillway Maintenance

Repairs to Spillway have been completed and stop logs needing to be replaced have been completed.

Clubhouse Upgrades

Reid Heating & Cooling has completed the installation of the two Standby Generators for the Club House and for the Office. Thermostat controls are WiFi and are controlling both Air Handlers via office computer or designated cell phone apps.

A proposal is being developed for Club House Kitchen upgrades. John Bordach is consulting in the process.

Campground Electrical Upgrade

Consumers Energy has approved electrical service to the campground area for two separate lines of 800 amp service. Reid H/C is working with CE for the design of the service drop, meter box, disconnect switch, distribution panels. In order to get an electrical permit approval from the county, a sealed electrical drawing must be obtained from a professional engineering company. Reid is working with McMullen Engineering in Bay City to develop the necessary plans and specs.

Lake Dredging Project

Lapham Engineering, West Branch, has given us a proposed scope of work to develop the necessary documentation to obtain a dredging permit from EGLE (formerly MDEQ). RLS will work with them and designate the areas to be dredged with depth specification and volume of spoils to be removed, etc. Preliminary locations of dredging have been identified but details and timing is dependent on permit approval.

Lake Ecology

The sediment pond and dam installation project for the five primary feeder stream areas around the lake was being held up by the MDEQ. On July 9, we received the approved DEQ permit so now we are applying for the county soil erosion permit. Construction can begin immediately after permit approval which is anticipated to be next week.

Restorative Lake Sciences (RLS) took lake water samples on June 4 at several locations around the lake to analyze for vegetation, sediment, and fish habitat. RLS has reported back to us that chemical treatment of the lake at this time is unnecessary as vegetation has not developed enough to warrant any treatment. Another survey will be performed in late July to determine if any further treatments will be required later in the season. RLS will be managing the treatment process with the local aquatic treatment contractor.

Survey for Location Preference of New Rental Docks

A survey form for location preference of possible new rental docks has been sent out to the 65 members on the waiting list. Mark and I have recapped the returned results and it was submitted to the Board for further action. There are NO docks available that are not currently rented.

Wolverine Park Upgrade

Green Contracting replaced the 6 inch drain tile from the top of the hill down to the lake and replaced a 4 inch drain tile from east to west near the top of the hill to capture the major springs that are causing the "swamp effect" at the park. The rotted RR steps going down the hill need to be replaced. Swanson has installed a "cart path" down to the rental docks as planned.

Surveillance Camera System

We now have a design for an area wide camera surveillance system with internet networking to provide us a system that will meet our current security requirements. The anticipated proposal consist of 16 WiFi Google Nest cameras with features like night vision, face recognition, two-way voice, motion activated/notification, zoom, and stream to cloud storage w/20GB memory. Some will require remote internet access and power. All accessible via cell phone App.

Director, Ron Swagman

Assistant Treasurer

It has been a pleasure working with Cathy Brown-Kuba to learn all the ins and outs of Forest Lakes finances.

Merchandise

This past year I have tried bringing in some new items in order to get a feel for what sizes sell and what people like. Some old favorites will soon be back in stock too! I am looking forward to ordering merchandise to celebrate Forest Lakes 50th anniversary in 2020! In the future I would like to see Forest Lake have an online store where you can order items in sizes and styles you like. Then the Forest Lake office would carry specialty items like tote bags, towels, garden flags, unique clothing, and 50th anniversary items. I would like to thank all those that volunteered to help sell merchandise at the fall and spring craft shows. Dave Roberts, Barb Davidson, Gary Schoehnerr, Ruth Normile, Dennis Monsere, Sandy Potozak, Susie Cook, Sharon May, Vicky Lomas, Carol Dauterman, Joe Hoshaw, and anyone I may have missed.

Refuse Area

Who knew trash could be so complex! The number of people using the trash area changes drastically from summer to winter. Trying to keep up with these needs can be challenging at

times! I have been down to the trash area on holiday weekends, midweek, and in the winter. Being down there during the open hours has given me insight into Forest Lakes trash needs, so that we can have a trash area that works for everyone. I would like to thank Linda Huff for her service at the refuse area. She is always wearing a smile a smile as she is being swarmed by gnats, being rained on, and standing in blazing hot temperatures or double-digit negative temperatures! Roger Huff also deserves our thanks for being by Linda's side at the trash area on holidays, busy weekends, or when the weather is brutal! Lastly, I would like to thank those who stand in for Linda when she can't be at the trash site. Tom, Carl, and anyone else.

Director, Debra Wojcie

Maintenance

Bryan's trail has been completed with three new benches installed and cemented down. Handicapped dock on the west end has been installed. Beaches have been cleaned daily. New mulch installed at playground. I would like to thank the Cipriano family for the donation of the mulch. At Wolverine park the new pathway has been installed, thanks Ed Swanson on a great job!

Campground

Moving forward on improvements including cleaning the park, grading has been done on site where tree's were removed .

Housekeeping

Daily cleaning on all area's in Forests Lake

Director, Robert DelPapa

Activities

No report.

Introduction of the Voting Committee and the Election Results

Voting Committee: Mark Kuschyk, Ann Burkel, Annette Kaczmarek

Election Results: Brian Andrews: 293, Dennis Monsere: 306

Public Comment

Comment: The minutes posted on the Forest Lake web page are not up to date. Can the results of the lake study also be posted? **Response:** Some of the missing minutes were posted recently and additional minutes will be posted after they are approved by the Board. A summarized version of the lake study may also be posted later this year.

Comment: The electrical service at campsite No. 23 is not adequate since the breaker trips when the demand is high. Only one shower in the women's bath house is working.

Response: All 50 year old electrical equipment will be replaced as part of the proposed campground improvement project. A schedule for the improvement project is not available at this time but campers will be notified if RV's will need to be moved to accommodate future construction. A portable generator connection for temporary power supply to the bathhouse will be considered. The Maintenance Department will repair the women's showers. The camping fee will be increased after the improvement project is complete.

Question: Why aren't the new clubhouse thermostats manually adjustable? When an activity takes place it has been difficult to find someone who has the ability to change the temperature setting. **Response:** New thermostats are controlled from smart phone apps and the office computer. Temperature settings are programmed and automatically controlled for energy efficiency. A call list of persons capable of adjusting the temperature will be posted in the clubhouse.

Comment: Thank you to the Board for the donation which is used to purchase additional books for the office library.

Comment: The cost of proposed projects should be presented to the membership prior to appropriating funds. **Response:** The Board is elected by the membership and is responsible for making proper decisions for the association. Comments are always welcome but it would be very difficult to get things done if the general membership is involved in the decision making process..

Comment: There appear to be several abandoned items in the storage area. **Response:** Photos of the abandoned items will be posted in the FLIP.

Comment: What caused the recent fish kill in the lake? **Response:** Our lake consultant indicated that high water temperatures in shallow areas will reduce dissolved oxygen levels. These conditions can be minimized by dredging or aerating the lake. A recommendation from our lake consultant to dredge the lake in the future is currently expected.

Comment: Outsiders using the beach are causing problems. Why can't the beach be private? **Response:** This issue has been ongoing for many years. Our attorneys indicate that the association will put our tax exempt status in jeopardy if the beach is closed to the general public. Call security if you have a problem on the beach.

Comment: Why doesn't the Security Department stop minors from driving golf carts and orv's? **Response:** Security does not have authority to enforce the law and are not first responders. Call the sheriff if you have any law enforcement issues and call 911 for all emergencies.

Comment: Whipporwill dock G6 is needs repairs. **Response:** Maintenance will address the issue and the docks will be relocated next year to minimize ice damage.

Comment: What is planned for the clubhouse kitchen upgrade? **Response:** This project is currently in the planning stages only.

Comment: The Board should consider installing a foot wash at the exterior clubhouse restrooms and a compressed air outlet at the Maintenance Building.

Question: Why doesn't the Board sue property owners that are delinquent in dues payment and charge them for legal fees and court costs? **Response:** The Board will contact our attorneys for advice.

Motion to Adjourn: Debbie, Second: Norm

Time: 10:35 am.

Minutes for FLPOA BOD Meeting

8/10/2019

1. Call to Order

Time:

2. Pledge of Allegiance

3. Condolences: Tina Jacobs

4. Roll Call Absent _____ None _____ Quorum – Yes

5. Review of previous meetings

Motion #1: Approve the July 13, 2019 BOD minutes.

Motion: _Dennis _____ Support: __Ron__ Motion Passed 9-0

6. Directors Reports

President	Dennis Monsere	Dam Safety
Vice-President	Joe Hoshaw	Legal, Liens & Foreclosures, Storage Area
Secretary	Brian Andrews	Campground
Treasurer	Cathy Brown/Kuba	Office, Personnel, Insurance
Director	Robert DelPapa	Maintenance, Housekeeping
Director	William Roth	Security, Rental Docks, Boat launch watch
Director	Debra Wojie	Assistant Treasurer, Refuse, Merchandise
Director	Ron Swagman	Lake Ecology, Land Use Permits, Fish Stocking
Director	Paula Nowak	Activities, Communications

7. Unfinished Business:

Wolverine Park boat access safety: A new drain tile system and cart path are complete. The railroad tie stair treads will be replaced with new oak timbers.

FL Covenant violations regarding short term rentals: Property owners in violation have been contacted. One letter was sent to notify the owners that they will lose their FL privileges if they continue to give the boat launch key to renters. We have also met with the Zoning Board to explore the possibility of an ordinance against short term rentals.

Non functioning security cameras: New equipment will be installed.

New document storage area: On hold until out of date documents are purged.

Brian's trail safety: Three new benches have been anchored in place.

Clubhouse upgrades: New generator installation is complete. Kitchen upgrades are being evaluated for a future project.

8. New Business

Motion #2: Allocate Funding for preparation of plans and specifications for the campground electrical upgrade by MacMillan Associates Consulting Engineers. Motion: Ron, Support: Joe Motion Passed 9-0

Motion #3: Allocate funding for a new security camera system, with sixteen cameras, by Reid Heating & Cooling. Motion: Ron, Support: Cathy Motion Passed 9-0

Motion #4: Allocate funding for payment of an invoice from Kerr, Russell and Webber for attorney fees. Motion: Joe, Support: Dennis Motion Passed 9-0

Public Comment: Please be considerate. Only one person at a time.

Question: What is the procedure of filing a land use permit?

Answer: First, see Mark for the form. Fill it out and sign it, your contractor can sign it for you. Submit it with a sketch. If it meets restrictive covenants, it will be approved and given back to Mark. He will then give it the zoning enforcement for Moffat Twp. Once they approve it, it will go the building dept in Arenac county.

Question: Can a car without a sticker be towed? Do we enforce this?

Answer: On the Damn road only. Call security.

Question: Are any of the cameras be at the refuse site? Can we charge people dumping illegally for the fees we incur from Waste Management?

Answer: The cameras have the capability to record. Starting at 5 days. The process to go after illegal dumpers has not yet been addressed.

Question: Is the company that put in the sediment ponds responsible for cleaning them? and how often? What is the frequency of the cleaning?

Answer: Only if we hire them. The frequency of cleaning is yet to be determined. They must be monitored to decide how often. It is on our things to do list.

Question: Are we going to put a fence around open sediment ponds?

Answer: We do not have a plan to put a fence at this time, but will address if it becomes an issue.

Question: Will the retention pond on my property be treated for bugs?

Answer: There should not be any standing water in the ponds, but if there is we can have the ponds treated by the township.

Minutes for FLPOA BOD Meeting

11/2/2019

1. Call to Order

Time:

2. Pledge of Allegiance

3. Condolences: Tina Jacobs

4. Roll Call

Absent _____ Debera Wojie Quorum – Yes

5. Review of previous meetings

Motion #1: Approve the July 13, 2019 BOD minutes.

Motion: _Dennis_____ **Support:** _Joe___ **Motion Passed 8-0**

6. Directors Reports

President	Dennis Monsere	Dam Safety
Vice-President	Joe Hoshaw	Legal, Liens & Foreclosures, Storage Area
Secretary	Brian Andrews	Campground
Treasurer	Cathy Brown/Kuba	Office, Personnel, Insurance
Director	Robert DelPapa	Maintenance, Housekeeping
Director	William Roth	Security, Rental Docks, Boat launch watch
Director	Debra Wojie	Assistant Treasurer, Refuse, Merchandise
Director	Ron Swagman	Lake Ecology, Land Use Permits, Fish Stocking
Director	Paula Nowak	Activities, Communications

7. Unfinished Business:

Items currently on hold for future Board action: Document storage area, clubhouse kitchen upgrade, beach rule revisions and new enforcement procedures, short term rentals, modification of basketball court to accommodate a new pickle ball court, replacement of railroad tie stairs treads at Wolverine park.

8. New Business

Motion #2: Allocate Funding for preparation of plans and specifications for the campground Water system upgrade by Russo Engineering. Motion: Ron, Support: William,

Motion Passed 8-0

Motion #3: Allocate funding for the campground electrical system improvements by Stern Electric. Motion: Ron, Support: Robert, Motion Passed 8-0

Motion #4 : Allocate funding for payment of an invoice from Kerr, Russell for attorney fees.

Motion: Joe, Support: Dennis, Motion Passed: 8-0

Public Comment: Please be considerate. Only one person at a time.

Question: Can we take down the swings at Whippoorwill Park?

Answer: We would like to get the park more attention. Phil will remove them and start cleaning up. Flower box will be planted

Question: With the large investment in the campground, will we be raising the rates?

Answer: Yes, Price yet to be determined

Question: Is \$30 late fee for dues Enough?

Answer: Yes, we are trying to get people to pay their dues on time.

Question: Is the algae bloom because the lake wasn't treated?

Answer: No, the outside temp and the water temp. Every lake has algae, the conditions have to be right.

Question: Can annual stickers be ready for pick up all at one time?

Answer: We will look into it.

Question: If all the conversations in the office are being recorded, should we have signs for audio?

Answer: We do not record from the cameras

FLPOA SPECIAL BOD MEETING MINUTES

DATE: Nov 9, 2019

- 1. **Call to Order** **Time: 9:04 am**
- 2. **Pledge of Allegiance**
- 3. **Roll Call, Absent: Brian Andrews, Paula Nowak**
(Debra Wojie attended by phone) Quorum: Yes

President	Dennis Monsere	Dam Safety
Vice-President	Joseph Hoshaw	Legal, Liens & Foreclosures, Storage Area
Secretary	Brian Andrews	Campground
Treasurer	Cathy Brown/Kuba	Office, Personnel, Insurance
Director	Robert DelPapa	Maintenance, Housekeeping
Director	William Roth	Security, Rental Docks, Boat Launch Watch
Director	Debra Wojie	Assistant Treasurer, Refuse, Merchandise
Director	Ron Swagman	Lake Ecology, Land Use Permits, Fish Stocking
Director	Paula Nowak	Activities, Communications

- 4. **Purpose of the Meeting:** To provide an opportunity for FLPOA members who haven't already voted to vote in person on the proposed increase in the annual dues late fee, complete a final vote tally and present the voting results.
- 5. **Voting Results:**
Total Property Owners: 1,192
Minimum Number of Voters Required: 716 (60% of 1,192)
Total Number of Voters: 766
Total Votes Cast: 1,509
Minimum Number of YES Votes Required to Pass: 1,006 (2/3rds of Total Votes Cast)
Total YES Votes: 987
Total NO Votes: 304
Total Proxy Votes Turned Over to the Board: 218
- 6. **New Business:**

Motion #1- Count all 218 proxy votes turned over to the Board of Directors as YES votes.
 Motion: Dennis, Support: Joe, Motion passed (7-0)

Final Voting Results: YES: 1,205 NO: 304

Motion #2-Revise the Restrictive Covenants for each of the Forest Lake Subdivisions to indicate that a \$30.00 late fee shall be added to assessments not paid within 30 days of the due date in lieu of the current \$5.00 late fee. The Restrictive Covenants for all Forest Lake Subdivisions shall be revised and individually recorded at the Arenac County Register of Deeds.
 Motion: Joe, Support: Ron, Motion passed (7-0).

- 7. **Motion to Adjourn:** Motion: Kathy, Support: Joe **Time: 9:11 am**