

**FOREST LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
September 21, 2024**

**I. CALL TO ORDER**

Vito Manzella/President called the meeting of the Forest Lake Property Owners Association ("FLPOA") Directors to order at 9:00 a.m.

**II. ROLL CALL**

Board Members Present: Vito Manzella ("Manzella"), Gene Ross ("Ross"), Ilene Smith ("Smith"), Pat Gordon ("Gordon"), Mike Woloson ("Woloson"), Matthew Winberg ("Winberg"), Phil Cole ("Cole"), Don Whitmire ("Whitmire")

Board Members Absent: Tracy Reitzloff (Excused) ("Reitzloff")

**III. MEMORIALIZE THE ELECTRONIC MOTIONS (SEE ATTACHED):**

- A. Motion to transfer \$71,763.96 into the general fund from the no longer needed Dam Maintenance fund.**
- B. Motion to enter into a contract with Savin for the treatment of Eurasian Milfoil in the amount of \$64,125.00.**
- C. Motion to rescind the dues ballot passed on August 3, 2024 and pass new ballot on August 17, 2024.**
- D. Motion to approve contract with HammerTyme Construction to clean out four sediment ponds which needed cleaning or risk damage.**
- E. Motion to approve Arenac County to pay Bills already approved by FLLA.**
- F. Motion by Woloson for the \$24,875.00 cost to have Savin treat the bottomlands for all vegetation. The only area they will not be treating is in front of Seder Farms property because they treated that last year. The process of applying is by boat, drone and backpacks and applied.**

**IV. REVIEW OF MEETING MINUTES**

July 18, 2024, Special Meeting Minutes (attached approved).

**V. DIRECTOR REPORTS**

**A. Ross - Vice President, Insurance, Fish Stocking, Legal-** Began retention pond clean-out at Whippoorwill (75% completed), much had to be cleaned out. It went from all sediment/silt to free-flowing water, working effectively. Ring Neck and Kindig will take longer. Insurance review on hold, agent death in family. May be an underwriting issue due to security patrol. Post rental house availability and include in newsletter. What updates/repairs do we want to invest in. If we sell, sell as is. If we rent, may have to replace the carpeting, etc. If we table the issue, maintenance will have to winterize.

**B. Smith - Treasurer, Finance, Activities) -** Review cash flow statement/balances/deposits/withdrawals for August. Provides financial statement. Discuss bank

interest rates/fees/interest/accounts, explore options. Discuss with Mercantile Bank. Moving Dam Maintenance Funds to General Fund. Need to consolidate accounts and maximize interest received. If we continue at this pace, the Association will be bankrupt in 3-4 years. Activities - Friday night Euchre, Clubhouse use. Discussion as to Activity leads. Need to change locks to the Clubhouse. Left Right Center activity begins October 8, 2024 at 6:30 p.m. – Clubhouse.

**C. Reitzloff – Secretary, Parks and Recreation, Docks** – Working with maintenance to re-number docks. Working on Dock/New Construction Agreement (2 members must commit to construct 1 dock). Discussion as to constructing kayak racks for rental. Dog park/access, suggestion for West End/Sandhill Crane will also assist with Geese problem.

**D. Whitmire – Maintenance, Parks Maintenance, Forestry** – Gas pumps fixed, no premium will be pumped in to tanks. No fuel gauge, flow meter? Turtle Park eroded gully is fenced, waiting on DNR, Consumer Power issue, calling for 4ft wide bridge with 8x8 steps across the gully. They are also asking for bench steps heading into the river. Campground bathhouse repaired, painted. Would like an aluminum fascia/steel roof. The barbecue pit almost finished. Woodpecker issue at the office building, fixing with latex caulk and will address insect infestation. Ringneck and Wolverine roads are scheduled to be repaired by HammerTyme free of charge, we purchase stone. Retention ponds are being cleaned out by HammerTyme. Mowing the dam, asked ProScape for a bid, \$395.00 per complete cut. We only have \$500,000.00/employee liability. Manzella reiterates that we are no longer responsible for the dam area, which includes mowing. Maintenance should immediately discontinue cutting. Discussed HR issue, regarding employee overtime/vacation pay. Discussion as to employees “working” the Corn Roast, etc., these are not sanctioned Forest Lake events and are volunteer based.

**E. Cole – Security, Boat Launch** – How can we address Association rules and consequences (i.e. fines, etc.). Security being asked to search for a dogs, check propane tanks, etc., should this be fee based, what is it outside of the scope of their employment? Amenities renters should be charged if they do not arrive or vacate timely. Littering/dog waste fines?

**F. Gordon – Office, Merchandise, Storage Area, Clubhouse/Pavilion** – Discussion and edits to the new FLPOA Newsletter. Discussion as to motorized boat registration increase - \$20.00 per sticker. FLPOA passwords discussion, switching from personal accounts to FLPOA owned devices/emails.

**G. Winberg – Liens and Foreclosures, Campground, Fish Stocking** – Northern Legal making progress. We will pursue those who have already sold their property. Tammy is exploring tax auctions, etc. Campground is quiet. Need more signage as many drivers heading the wrong way. Trick or Treating in the campground. Manzella proposes rescinding the five year suspension of a campground member after speaking with him, reduce to probation.

**Moved by Manzella, seconded by Gordon, motion carried to rescind suspension/ban of a certain campground member and place said member on probations.**

**Voting Yes: Manzella, Ross, Smith, Woloson, Cole, Whitmire, Gordon, Winberg**

**Voting No: None**

**H. Woloson – Lake Ecology, Fish Stocking** – Savin update, mapped out the lake Monday for treatment Milfoil/bottomlands. As of September 20, 2024, all contracted treatments have been completed. There will be a fee to spot treat in 2025. Proposing, if a Pike, 24” or larger is caught, no release in order to control over population and protect other fish. Maybe a Pike fishing tournament.

Re-stocking, what and when should we restock? Suggests a volunteer work day/spring, bottomlands, rake fish spawning beds for breeding. Discussion as to members with trailers on property and no evidence of building which is against the Bylaws/Covenants. Discussion as to allowing wild grass/flowers grow in lieu of heavy mowing certain areas (butterfly habitat, etc.). Members verbalizing support for dues increase. We should also consider a voluntary capital campaign, would need to determine specific need/fund(s). Planting trees initiative, revenue generator, money from that plant more trees.

**I. President/Manzella – President, Dam Safety, Refuse, Legal, Boater Safety, Communications - SWOT Analysis ranking. Self-imposed time limit of 10-15 minute for director updates at meetings. Dues Proposal, target date November 1, 2024?**

**VI. FLPOA Board of Director Terms (for reference only)**


- Board.
- i. Expiring 7/2025: Reitzloff, Manzella, Cole and Smith (appointment by the Board.
  - ii. Expiring 7/2026: Ross and Woloson
  - iii. Expiring July/2027: Winberg, Gordon, Whitmire

**VII. SCHEDULE OF UPCOMING MEETINGS**

- a. October 19, 2024 at 9:00 a.m. (open)
- b. November 9, 2024 at 9:00 a.m. (closed)
- c. December – No Meeting
- d. January 11, 2025 at 9:00 a.m. (open)
- e. February 8, 2025 at 9:00 a.m. (closed)
- f. March 8, 2025 at 9:00 a.m. (closed)
- g. April 12, 2025 at 9:00 a.m. (open)
- h. May10, 2025 at 9:00 a.m. (closed)
- i. June14, 2025 at 9:00 a.m. (closed)
- j. July 12, 2025 at 9:00 a.m. (Annual Meeting – Open)

**VIII. ADJOURNMENT**

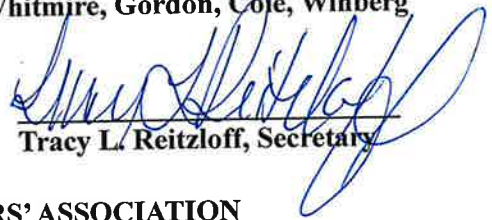
The meeting was adjourned by unanimous vote at 11:42 a.m.

  
Tracy L. Reitzloff, Secretary  
Approved: October 19, 2024

**FOREST LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
ELECTRONIC VOTE(S)  
August 19, 2024**

**Moved by Manzella, seconded by Reitzloff, motion carried to transfer \$71,763.96 from the Northland CU Dam Maintenance fund into the FLPOA General Fund to be used to promote Lake Ecology which will includes treating for invasive weeds and the general overall improvement of Forest Lake.**

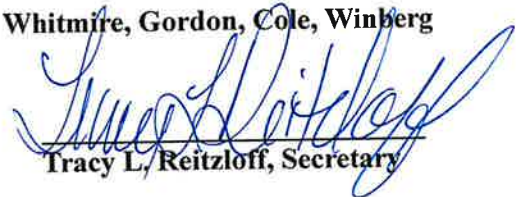
**Voting Yes: Manzella, Ross, Smith, Reitzloff, Woloson, Whitmire, Gordon, Cole, Winberg  
Voting No: None**

  
Tracy L. Reitzloff, Secretary

**FOREST LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
ELECTRONIC VOTE(S)  
August 22, 2024**

**Moved by Manzella, seconded by Whitmire, motion carried to approve the 2024 recommended management quote and enter into a contract with Savin Lake Services for the emergency treatment of Eurasian Watermilfoil (*Myriophyllum Spicatum*) in Forest Lake with total funding of the project to paid out of the General Fund in the amount of \$64,125.00.**

**Voting Yes: Manzella, Ross, Smith, Reitzloff, Woloson, Whitmire, Gordon, Cole, Winberg  
Voting No: None**

  
Tracy L. Reitzloff, Secretary

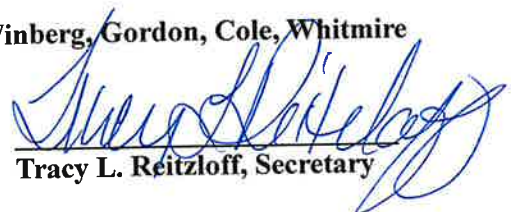
**FOREST LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
ELECTRONIC VOTE(S)  
August 17, 2024**

**Moved by Manzella, seconded by Reitzloff, motion carried to rescind the dues ballot passed on August 3, 2024 and approve the new dues ballot dated August 17, 2024 as follows:**

**Year 1, April 1, 2025 = \$290.00**

**Years 2-5 (10.00 increase per year as follows): 2026 = \$300.00, 2027 = \$310.00, 2028 = \$320.00, 2029 = \$330.00**

**Voting Yes: Manzella, Ross, Smith, Reitzloff, Woloson, Winberg, Gordon, Cole, Whitmire  
Voting No: None**

  
Tracy L. Reitzloff, Secretary

**FOREST LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
ELECTRONIC VOTE(S)  
September 17, 2024**

Moved by Whitmire, seconded by Woloson, motion carried to approve Hammer Tyme Construction's September 17, 2024 quote in the amount of \$6,000.00 to clean out four (4) sediment ponds (Ringneck, Whippoorwill, Kindig and South Forest Lake/Bobcat Trail).

Voting Yes: Manzella, Ross, Reitzloff, Woloson, Whitmire, Gordon, Cole, Winberg  
Voting No: None

  
Tracy L. Reitzloff, Secretary

**FOREST LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
ELECTRONIC VOTE(S)  
August 29, 2024**

Moved by Manzella, seconded by Reitzloff, motion carried to approve Arenac County to pay from the FLLAB funding, the following invoices resulting from Arenac County Bond closing costs: Clark Hill - \$21,925.03; MFCI LLC - \$19,350.00; YEO & YEO - \$5,400.00; and Fahey Schultz - \$1,004.50.

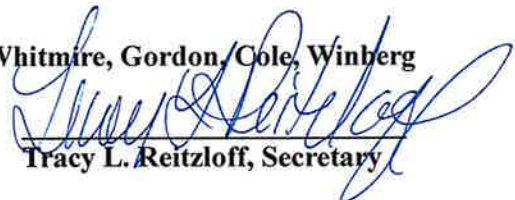
Voting Yes: Manzella, Ross, Smith, Reitzloff, Woloson, Winberg, Gordon, Cole, Whitmire  
Voting No: None

  
Tracy L. Reitzloff, Secretary

**FOREST LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
ELECTRONIC VOTE(S)  
August 22, 2024**

Moved by Manzella, seconded by Whitmire, motion carried to approve the 2024 recommended management quote from the contract with Savin Lake Services for the emergency treatment of Eurasian Watermilfoil (*Myriophyllum Spicatum*) on Forest Lake. The total funding for the project will be paid out of the General Fund in the amount of \$64,125.00

Voting Yes: Manzella, Ross, Smith, Reitzloff, Woloson, Whitmire, Gordon, Cole, Winberg  
Voting No: None

  
Tracy L. Reitzloff, Secretary