

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 10, 2016

The Lake Santee Property Owners Association Board of Directors met on August 10, 2016 in the Community Room. President Richard Veach presided and called the meeting to order at 7:30 PM. Other Directors present were Polly Ann Fox, Angel Hocker, Vicki Wilson, David Martin, Jim Massingale, Ron Day and Mike Cutrufelli. Employees present were Brad Jones, Cathy Hankins (1482), Jim Hornig (668) and Joe Jarman (92). Members present were Scott and Shannon Gibbs (352), Stephanie Peetz (640), Ronda Peetz (941), Bob Reger (122), Charles and Terri Suiters (1416), Susan Burress (814), Scott and Bev Spurlin (603), Rick Veach (1386), Judy Veach (1384), Jen Koerting (793), David Monteith (558), Pete Harrington (250), Debbie Evans (1510), John and Charm Seright (121), Pam Kachur (577), Paul Jennings (545), Charles Winzenread (1092), Keriann S. Martin (164), Greg and Leslie Yazel (1318) and Nancy and Clair Fredrickson (348).

President Veach called for a review of the minutes of the July 13, 2016 meeting. The minutes were approved on a motion by Mike, seconded by David.

Angel Hocker gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to audit.

Angel then presented the following bills to the Board for approval:

Alerding CPA Group	\$ 3,390.00	Floyd Myers	\$ 130.00
Apparelmaster	\$ 176.30	Murphy Insurance Agency	\$ 6,077.00
Banks Lawn Care	\$ 50.00	LSPOA Petty Cash	\$ 193.93
Becker Electric Supply	\$ 175.60	RBSK	\$ 128.40
Best Way Disposal	\$ 828.36	Stone's Farm Service	\$ 42.44
Colonial Life	\$ 239.25	Summitt Microsystems	\$ 100.00
Frontier	\$ 247.84	Chad Templeton	\$ 1,700.00
Gillman Home Center	\$ 13.89	Texas Refinery Corp.	\$ 367.01
Carol Goodwin	\$ 99.53	The Office Shop	\$ 43.27
Hoeing Supply	\$ 454.16	Tim Lecher Farm Service	\$ 116.28
JA Larr & Company	\$ 1,864.47	Tops Home Center	\$ 131.47
Steve Jeffris	\$ 500.00	VerizonWireless	\$ 122.67
Brad Jones	\$ 219.68	Watkins Cleaning Services	\$ 700.00
Key of D Booking Agency	\$ 500.00	Premier Companies	\$ 1,990.20
Lake Santee RWW	\$ 479.81	Dan Mobley	\$ 500.00
Bernard Meyer	\$ 3,823.16	TOTAL	\$ 25,404.72

After presentation, the bills were approved for payment on a motion by Mike, seconded by Jim.

MEMBER INTRODUCTIONS AND COMMENTS

The board was met with a full house of members and attenders. Members were asked to introduce themselves and were given the opportunity to express comments.

Nature Habitat

Charm Seright, representative of Friends of Wildlife, explained that the Habitat Gardens are in place and are a beautiful place to go sit on a bench, watch black swallowtails (among many others), and enjoy nature to relax. Dick asked Charm to explain where the Habitat is located for members who may not know. Charm explained the location, and that the habitat is about 8.83 acres of scenic plants and animals. Charm also informed the residents that on Sept 7 at 6:30 pm, the Friends of Wildlife group will be hosting a presentation by Chris Fox called Butterflies and Dessert. [Not to be taken as Butterflies for Dessert- Dick =) ha, ha.] Chris will be presenting a power point on the Monarch Butterfly that evening in the Community Room.

Sea Shack/Stacy House

Jennifer Koerting then explained that she has been a resident of Lake Santee for 8 years now and that she is attending the meeting as a show of support for Stacy House and the Sea Shack. Jennifer stated that in her time here at the lake she has watched many restaurants come and go and believes that most just cannot survive the winter months. She went on to explain that they chose the lake because of the phenomenal community and that Stacy House, being the first person she met here, was a contributing factor. Jennifer stated that she is passionate about supporting the Sea Shack, Stacy and the survival of the business and suggested that the board increase dues \$5 to give back to the business. Jennifer also presented a petition signed by numerous lake members and residents in support of the Sea Shack to remain open.

Scott Monteith then began speaking on behalf of the Sea Shack and Stacy House. Scott explained that he is a nine-year resident who comes from Indy. He and his family enjoy eating at the Sea Shack when they get here and believe that the restaurant provides the lake with a valuable service and amenity. Scott explained that whether people enjoy the type of food the Sea Shack offers, the service that is provided, or Stacy herself, the restaurant provides the lake with a valuable resource and amenity. Many other lakes do not have a beautiful restaurant on the beach that members and the community can enjoy. Scott stated he thinks the lake should raise dues \$10-20 for the benefit of the Sea Shack, give free rent and utilities etc. to ensure its survival. Scott believes Stacy is vested, committed, devoted, and passionate about the lake and the business.

Dick stated that the Board appreciates the comments of these supporters and members, and then took a moment to clarify some misconceptions. Dick began by stating that the Board also thinks that Stacy is a great person. Dick started by explaining that currently the LSPOA is under contract with the current proprietor. Dick stated he read on Facebook that the Lake Board needs to take a hands-off approach with the restaurant. Dick then explained that the Board does just that. He went on to say that on August 1, the contract with the proprietor of the Sea Shack came due. The Board had approved the renewal of the contract with this proprietor during the previous meeting. Sixteen days prior to the renewal, the proprietor decided that he was not going to chose to renew the contract with the Association due to lack of time he has to put into the business. At this time, the proprietor began talks with Stacy House about possibly turning over much of the business to her, and allowing her to make a go of things, with the possibility of taking over the contract with the Lake. The proprietor therefore asked for a ninety-day extension of the contract, which the Lake granted. The Board will then look at entering into a new contract with a new proprietor, whomever that may be. Dick also explained that all monies the Association takes in as rent on the business is put back into the business in the form of upkeep, updates, equipment, etc. as well as service on the building and the contents. The rent on the Sea Shack is by no means a moneymaker for the Association. The LSPOA charges a minimal fee as rent so that we can purchase items such as bar stools, furniture, and a new HVAC system. Dick then went on to explain that tonight in our old business portion the board needs to vote to extend the contract with the current proprietor for the 90 day period, through November 1. Dick validated that the winter months are tough on the business the restaurant receives. Dick spoke in great detail and hoped that he was able to clear up any misconceptions that are out there about the Board and the restaurant. The Board truly appreciates the thoughts and ideas presented by the members and acts in the best interest of the entire association.

CORRESPONDENCE

Brad stated that he received two letters from members, Gordon and Susan Burgess as well as Pam Kachur, in support of the Sea Shack and its survival and asking that the Board work with Stacy to keep the restaurant open.

Dick also stated that the Lake's Attorney had received a letter from attorney, Chris Stephen, on behalf of the Stengers concerning the opening of the North Entrance. The letter is requesting information from the LSPOA and Dick wanted the record to show this.

COMMITTEE REPORTS

Rules & Regulations – Polly Ann Fox

Nothing at this time.

Recreation – Carol Goodwin

Dick took over for Carol in her absence. On the 13th there will be a scavenger hunt and lunch for kids as well as the Lake Santee Women's Club Auction beginning at 6:00pm. The 14th is the LSPOA Annual Meeting and election of officers, please join. The 20th will be the Golf Cart Run and the 27th at 7:00pm the *Indiana Boys* will be performing in the amphitheater.

Lakes & Beaches – David Martin

David stated that all of the green umbrellas have been successfully refurbished and the yellow is next. The Board was not happy with the netting in the bottom to control birds nesting and he is looking into a vinyl lining to complete this job.

David also discussed the dam face as well as dredging. David has received an estimate from Thomas Docks on both. The dredging would be done differently than in the past using bags that allow the water to drain out and then the ability to get rid of the dry sludge easily. The same company would be able to place new stone on the dam face from the water, keeping heavy trucks and equipment off of the dam itself. The company would also be available to complete dredging for private owners during this time. A member interjected his knowledge of this method of dredging and agreed that this is a better avenue for the Lake to go. David then made a motion to approve Thomas Docks as the vendor of choice for the 2017 dredging portion of this project. The motion was seconded by Ron, and the motion carried. See the Smoke Signal for information on hiring Thomas Docks for private dredging.

Membership – Vicki Wilson

Vicki presented the following new members:

- Stephen & Catherine Gray Lot 911
- Terry & Amy Gwinnup Lot 953

Community Room Committee – Vicki Wilson

Vicki stated the community room was host to all regular monthly meetings.

Building Committee – Jim Massingale

The following building permits were issued in July 2016:

- Jason Philpot, Lot 993 Unattached garage
- Donald Story, Lot 387 Culvert
- Tom Berish, Lot 556 Dock
- Tim & Sheryl Butcher, Lot 1534 4' chain link fence
- Guy & Sue O'Gara, Lot 1353 Extend current boat docks

Clean Up – Jim Massingale

Jim stated that the committee sent out four first letters, two third letters, four second letters, and four “Thank you” letters.

Roads & Maintenance – Ron Day

Ron stated that the dust control has not been put down due to frequent rain and rain forecasts. Ron explained that due to the time of year, he is not sure if any will be used this season. He also informed Vinyl Solutions completed the railing around the deck of the Sea Shack finishing the job that the Booster Club had begun. Ron explained that a drain was installed across the entrance to the east beach bath house to handle run off.

Ron also stated that he is looking into the mailbox “cluster” issue and has a proposal. The clusters are a bit of an eye-sore. Ron has been in contact with the 16 owners that are part of a cluster close to him about a pilot project on these clusters. Ron would like to have maintenance supply material and labor to replace these boxes with all the same look, and consistent placement to try to create a uniform look. Ron asked for approval to complete this project that would cost less than \$100 for the association, and the member responsible for the box itself. The project was approved on a motion by Polly, and seconded by Angel.

Security – Mike Cutrufelli

Mike began by thanking the security crew for all of their time and work. He also explained that the team has the security truck back and it has been fixed. The truck had a bad engine that has been replaced with a GM remanufactured engine with a 3 year 100,000 mile warranty. (The Board applauded Mike for his short report).

OLD BUSINESS

Dick asked for a motion to approve the modification to the contract with the current proprietor of the Sea Shack for the extension through November 1. The motion by Ron and seconded by Mike carried.

NEW BUSINESS

Brad explained that he has received a bid for propane from Premier for 1.599. This is down from 1.749. This price includes numerous discounts and regardless of increase in costs, our price will never be higher than 1.599 but if the cost is lower we will get the lower price. Dick asked for a motion to approve going with Premier for the said price, motion made by Polly, seconded by Jim. Motion carried. The new price will begin now through May 31, 2017.

MANAGER'S REPORT

Brad asked for approval to write-off delinquent fees only in the total amount of \$726.76 on settlements. The actual dues were paid and the Lake will only be writing-off delinquent fees charged. The motion by Polly, seconded by Jim carried.

Brad stated that the Association has sold three more lots and is down to only having six still for sale.

Brad received an email that the "Free Little Library" from the FFA and the Public Library is ready to go and will be installed close to the bicycle rack where it will be under the camera's supervision on Friday morning.

Brad is also still working on getting tax assessments brought down. The county had added all land around the beach area with the restaurant, which they have now separated. Brad has also appealed 10 other parcels of unusable land around the power lines.

Anthem sent a refund from July 2012 in the amount of \$120.45 but said the check was never cashed. Brad has submitted a claim to reissue this check.

As always, check out the website and Facebook page for updates.

There being no further business, Mike moved to adjourn, seconded by Ron, motion carried. The next regular meeting will be held on September 14, 2016 at 7:30 PM in the Community Room.

Respectfully submitted,

Angel Hocker, Secretary

The Board would like to take the opportunity to welcome new Board Members Steve Gauck and Stephanie Peetz as well as returning Board Member Polly Ann Fox. The Board would also like to give a heartfelt "Thank you" to Dick Veach and Jim Massingale for the years of service to the Lake and its residents. The two of you have done a great deal for the Lake and will be greatly missed by this Board of Directors.

Thank you!