

LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
November 8, 2023

The Lake Santee Property Owners Association Board of Directors met on November 8, 2023 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Tony Adelman, Mary Tapke, Polly Fox, Aaron Fitzgerald, and Ryan King. Employees present were John Lecher and Rick Crawford. Members present were Tom DePalma (218), Mark Hirt (1107), Nancy Fredrickson (348), Dick Veatch (1384), Shannon Gibbs (97), Gayle & Jim Bryant (599), Paul Gosnell (1147), Rick Crawford (1482), Jarod Bailey (866)

President Knight called for a review of the minutes of the October 11, 2023 meeting. The minutes were approved on a motion by Polly Fox, seconded by Mary Tapke.

Tony gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Tony then presented the following bills to the Board for approval:

Aquatic Control	\$ 10,165.00	Shelby Tire & Auto Care	\$ 1,524.88
Cardinal Pest Control	\$ 55.00	Southeastern IN Env Found	\$ 1,000.00
Colonial Life	\$ 219.10	Steve Meyer Trucking, Inc.	\$ 3,210.00
Crawford, Rick	\$ 35.00	Summit Microsystems	\$ 50.00
Dec Co REMC	\$ 1,117.59	Tapke, Mary	\$ 79.02
DISA Global	\$ 113.50	Telespire	\$ 105.00
Elan Financial Services	\$ 231.94	The Office Shop	\$ 32.34
Gillman Home Center	\$ 34.78	Tops Home Center	\$ 44.88
G P C	\$ 878.57	Wessler Excavating, LLC	\$ 4,880.00
Haboush, Debra	\$ 160.00	Total	\$ 37,730.78
Lake Santee RWWD	\$ 810.14	<i>Paid Prior</i>	
Lecher, John	\$ 225.61	Best Way Disposal	\$ 716.09
McReynolds IT Solutions	\$ 651.90	Cardinal Pest Control	\$ 55.00
Murphy Insurance Agency	\$ 9,861.00	Pieczonka Unlimited	\$ 105.00
Premier Companies	\$ 844.95	The Nice Law Firm	\$ 655.00
Purchase Power	529.98	V3 Companies, Ltd.	\$ 147,875.00
Rumpke of Indiana	\$ 847.45	Total all Disbursements	\$ 187,136.87
Marina			
Dec Co REMC	\$ 116.88	<i>Paid Prior</i>	
First Financial Bank	\$ 1,472.63	Medart Marine	\$ 321.22
G P C	\$ 179.54	Medart Marine	\$ 1,958.89
Lake Santee POA	\$ 8,445.67		
Lake Santee RWWD	\$ 156.18	Total all disbursements	\$ 12,651.12

After presentation, the bills were approved for payment on a motion by Nathan Walsman, seconded by Ryan King.

MEMBER INTRODUCTIONS AND COMMENTS

Members were asked to introduce themselves and were given the opportunity to express comments. Paul Gosnell reported a RWWD Board Opening. RWWD is looking for a volunteer to be appointed to the RWWD Board.

CORRESPONDENCE

Received a suggestion from a member that we do an email alert when we are opening the valve to lower the lake.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

Rule 11.1 1st Reading

Current rule:

11.1 The use of tents or tent camping is prohibited by the Subdivision Restrictions of Lake Santee.

Proposed rule:

11.1 The use of tents or tent camping is prohibited by the Subdivision Restrictions of Lake Santee. **Detached canopies or awnings with side curtains or screens are considered a tent. Canopies or awnings with a top only are allowed.**

Rationale:

Clarification on types of tents.

Polly Fox made a motion to accept the 1st reading, Nathan Walsman seconded the motion, and the motion passed.

Rule 5.4 1st Reading

Current rule:

5.4 Any skier, tuber or anyone engaging in a similar water sport must have on his person a US Coast Guard approved type I, II or III personal flotation device.

Proposed rule:

5.4 Any skier, tuber or anyone engaging in a similar water sport must have on his person a US Coast Guard approved type I, II or III personal flotation device. **Anyone using a paddleboard, kayak, canoe or other water craft must have on board a US Coast Guard approved type I, II or III personal flotation device.**

Rationale:

Clarification on requirement for personal flotation device.

Nathan made a motion to accept the 1st reading, Tony Adelman seconded the motion, and the motion passed.

Rule 6.6 1st Reading**Current rule:**

6.6 Members may have guests at the beach, but must provide them with a pass or be in their company. Unless a member notifies Security of special circumstances, a person 18 or under holding a pass will be limited to five guests on the beach at any given time. No guests may remain if the pass holder leaves.

Proposed rule:

6.6 Members may have guests at the beach, but must provide them with a pass or be in their company. Unless a member notifies Security of special circumstances, a person 18 or under holding a pass will be limited to five guests on the beach at any given time. No guests may remain if the pass holder leaves. **No children 13 years of age or younger may remain at the beach unsupervised.**

Rationale:

Add a minimum age for unsupervised children at the beach.

Nathan Walsman made a motion to accept the 1st reading, Poly Fox seconded the motion, and the motion passed.

Recreation – Mary Tapke

The following events occurred since October 11th LSPOA meeting:

- Bid euchre every Tuesday (except Oct 31)
 - Trivia - October 19 and 26
 - Music trivia - October 15 and 22
 - October 28 - Halloween Trick or Treat/Trunk or Treat
-

Upcoming recreation events include:

- Bid euchre every Tuesday
 - Trivia every Thursday (except November 23)
 - Music trivia every Sunday
 - December 9 - Breakfast with Santa
 - December 9 - Holiday Decoration contest
-

Lakes & Beaches – Polly Fox for Gina Julien**Fish Stock:**

Aquatic Control deliver and install 3,500 largemouth bass and 1,500 hybrid striped bass. All fish were approximately 4” to 6” in length. They were installed in Sunrise Cove last month.

North End Mitigation Project:

The offsite streambank stabilization (Hattan project) has been completed. The forebay, sediment pond and excavation related to those have also been completed. Our on-site streambank stabilization will occur during the month of December.

Membership – Polly Fox

We had three (3) new memberships to report in the month of October.

Marina – Polly Fox

Fall services provided through November 3, 2023:

- 17 Inboard/IO winterizations
- 65 shrink wraps
- 77 outboard winter services
- 69 deliveries
- 43 pick ups
- 26 oil changes

Check the Community Facebook page for November hours at Robbins on the Dock.
Tues, Wed, Thur. Noon – 6PM, Fri & Sat Noon – 7PM, Closed Sun & Mon.

Community Room Committee – Polly Fox

There were two (2) Community Room rentals in the month of October.

Building Committee – Ryan King

The following Building Permits were issued in October:

James, Todd & Barb	375	Asphalt Shingles
Ragin, Randy & Karen	9	Outbuilding
Boggs, Scott	159	Culvert
Bailey, Jarod	866	Garage & Enclosed Porch
McPherson, Steve & Lisa	236	Attached Garage & Fence
Bailey, Jarod	866	Fence
Marcum, William & Jamie	420	House
Good, Mark	855	Driveway
Dieckmann, Charles	2	Shingles

Clean Up – Ryan King

We will be scheduling winter road side cleanup rounds in November.

Roads & Maintenance – Aaron Fitzgerald

New speed bumps and repairs have been made at the North entrance and will be painted as soon as possible. A speed bump has been added to the Northeast side of Santee Drive, painted and signage put up.

The remaining paving of Santee Drive between Wrenn and Itawamba to be completed week of November 6. Grading of the gravel roads will continue.

We are awaiting a quote to “line”/refurbish the dump truck bed, with the objective to add service life to the bed.

We appreciate the quick repair on the north entrance cable fence.

Security – Polly Fox for Autumn Hurm

*****Speed Bump Warning*****

A speed bump was placed on Thursday, November 2nd in front of Wasco Trail on NE Santee Drive to slow travelers and heavy vehicles on the longer straight away. There are signs marking both directions and Brandon plans to paint lines along the bump for better visualization. Please watch your speed in this area!

Welcome back Rodney to part time staff here at Lake Santee Security! Staff continues with Rick full time and Rodney and Rich part time.

Reminder: There has been some concern again about mail theft from roadside mail boxes. Please remember that outgoing mail can be placed in the secure mailbox in the main parking lot at the beach.

OLD BUSINESS

None

NEW BUSINESS

- Initiation fee increased to \$500

A motion was made by Ryan King to increase the initiation fee from \$250 to \$500 effective March 1, 2024. Nathan Walsman seconded the motion, motion passed.

- Mowing fees increased to \$40 open lot and \$55 wooded lot

A motion was made by Ryan King to increase the mowing fees to \$40 for open lot and \$55 for wooded lot effective March 1, 2024. Tony Adelman seconded the motion, motion passed.

- Darrell Peetz Memorial Car Show on June 15, 2024 (Father’s Day Weekend) from 10 am -2 pm

A motion was made by Mary Tapke to approve the Darrell Peetz Memorial Car Show at Lake Santee on June 15, 2024 from 10 am – 2 pm. Polly Fox seconded the motion, motion passed.

- County Commissioner, Tony Blodgett, offered to hold an open meeting for local residents to ask questions and offer suggestions on issues of concern to his constituency. The meeting would be open to all local residents, not just lake residents.

A motion was made by Polly Fox to allow Tony Blodgett to hold an open meeting on December 14, 2023 at 6PM. Nathan Walsman seconded the motion, motion passed.

MANAGER'S REPORT

The monthly LSPOA Board of Director's meetings are now available by video on the Member Only portal of our website. Please contact the office if you need a password to the member site. The attendees on the video meeting will be muted and the chat function will be turned off. Please contact the office prior to the meeting if you have questions or comments for a board meeting.

The Lake office will be closed on the following days for holidays: Nov 23 & 24, Dec 25 & 26 and Jan 1 & 2.

There being no further business, Mary Tapke moved to adjourn, seconded by Nathan Walsman, motion carried. The next regular meeting will be held on December 13, 2023 at 7:30 PM in the Community Room.

The minutes are subject to approval by the LSPOA Board of Directors at the December 13, 2023 meeting.

Respectfully submitted,
Tony Adelman, Secretary