

Minutes, Board of Directors Meeting
February 14, 2024
Clubhouse

Roll call: All Board members present except Skip Pratt who is still on a cruise.
Steve Little, Dave Mayo, Jane Lewis, Marsha Hodgkins, Denny Luppens and Skip LaPlante

After the Pledge to the Flag, the Secretary read the minutes of the January 10, 2024.

Treasurer's Report: Dave Mayo gave us a Resort cash total of \$742,100 and went on to explain it. Of this total cash set aside for reserves is \$368,918. The amounts discussed were as of mid-day, Tuesday February 13th.

Crews Bank has a total of \$325,246 of which \$18,272 is for Fun and Sun leaving a sub-total of \$306,971 for operations. Our BMO bank total is \$261,285 comprised of certificates of deposit, and our money market checking accounts. First Internet Bank money market accounts total \$155,569. This gives us a total cash and equivalents of \$742,100

Dave stated that Management Experts will be coming into the park next week to start being oriented as to how we operate due to our unique situation.

Dave also stated that Intuit has informed existing customers that QuickBooks desktop will no longer be offered to new customers. We will be moving to QuickBooks Online in March. The Resort will always be on the latest version and it allows 5 users at one time versus our current 2 for Desktop.

Steve asked about the lingering tax situation created by our former bookkeeper's errors. The 2019 tax return is still being worked on by our accountant and will probably take another year to bring it to a close.

Old Business:

The Search Committee Chair, Marsha Hodgkins, announced that a Summer Park Attendant has been hired, and a contract has been sent. Neal Nelson will be starting in April.

Denny Luppens stated that a daily pool service would be out of our price range. However, with a summer park attendant hired, Denny will spend time with him teaching him to do the necessary maintenance, and daily testing with the chemicals.

Skip LaPlante reported that he called five pond restoration companies. Two came to look over the pond, Level Up Site Development and GLT Property Services. The other three were further out of town companies, probably too far away and too small being just under an acre. Both came out and said the pond is working fine but an eyesore. They said the pond was not designed to hold water but to disperse rain water at a regulated rate. They told Skip about chemicals to keep the weeds down. Both companies believe the pond should be cleaned out, 17 years since it was last done.

Paul knows the chemicals they recommended.

When they come to do the pond, they will use the county road behind us, not our own roads. They feel they will be able to get a permit from the County easily to use that road. Level Up gave an estimate of \$19,700 and GLT gave an estimate of \$26,100. These prices are good for 90 days and we've had them 30 days already. Steve asked if we are informed enough to make a decision. There has been discussion that we have that pond because we have roads. We must have the pond. Road Reserves has about \$115,000 in it for resurfacing and also three coating for \$45,000. Dave says it could be part of Roads or it could be its own line item. Bottom line, says Steve, that the Treasurer's opinion is that we can use that funding to pay for this pond restoration. Skip LaPlante made the motion that we fund up to \$20,000.00 to remove sludge, debris and vegetation from our pond. We will contact Joe Torres for an estimate if he can do it. 80 loads of debris was suggested as the necessary amount to remove.

The companies both said it would be good to get the bottom of the pond a bit lower, to keep the weeds from growing. Jane Lewis seconded the motion. All in favor: Unanimous.

PL East: Bud Hodgkins said they were coming along. About 6 weeks ago, he and Bob took a lot of info to Planning Board to get a permit. They have what they need. Sometime in March they will hold a DoP meeting and then pass it along to a public hearing on April 27th. At that point, we can apply for permits or not, depending on the outcome of that meeting. If we get the go ahead, we will apply for permits and he has several people who will come down and they will put the new sites in. Dave asked if those sites are not properly permitted. Bud said this is true and we have opened the can of worms. They might decide not to permit us to create these sites. If they do, we will have nice new sites by the time all return.

The bathroom update is coming along. We are about 99 per cent finished. Trim things to do and some benches, mirrors, etc. Denny thanked all the guys that helped. Steve gave Denny a huge thanks for keeping up with this project. Denny stated they had a lot of help from lots of people.

Kitchen Update: Jeff Lamphere started that with thanks to Bud for obtaining materials, and George and Kenny for their help; the job is done and done early. Steve commented it is heart-warming to see so much getting done by so many volunteers.

The Stolwitz park model has been sold for \$16,000. The transfer to the Kingsleys should be completed soon. The funds are being segregated until it is determined what we want to do with the funds. It will include the sale of the lot and the \$4000. reval will go into Reserves. The lot sale less expenses (electric, etc) will be in the funds.

Steve reported that one of the people who had planned to be on the Board had to decline due to health. It is Dave Stanislewski who declined. The Board will appoint a replacement and has someone who is interested in replacing Dave.

Steve thanked all the people who worked on stripping and polishing the floors.

Annual meeting will be Monday at 9 a.m. Please bring your packets. You may turn in your sheets (electronic, 55plus, and Committee Chair reports. The doors will open at 8:15 a.m. The office mailbox will be covered on Monday morning. Do not remove the tape and put your proxy in. Take it to the Registration table. Bud reminded people that they cannot vote on Zoom. Look at the screen. We don't know who some of these people are and we cannot vote or chat, strictly video and audio only.

Hearing no more from the audience, the President adjourned the meeting at 10:03 a.m.

Respectfully submitted,

Marsha Hodgkins
Secretary
Board of Directors