

**PRESQUE ISLE HARBOR ASSOCIATION
BOARD OF DIRECTORS MEETING
September 9, 2021**

The meeting was called to order at 7:02 p.m. by President R. Kurkechian.

Roll Call – Present – C. Campo, V. Fields, R. Kurkechian, D. Larkin, M, Rehling, K. Taylor, M. Thurber
Absent – M. Ulrich, S. Mullaney

Members Present: None

Staff: J. Kroll

Member Comments: None

Correspondence: Name and lot number to be required on all correspondence to board members will be put on the website.

Minutes – M. Rehling/M. Thurber moved to accept as presented. Ayes all and the motion is accepted.

Financial Report - On the Profit & Loss (Budget Analysis) report the first column titled Selected Period is year to date actual numbers and the column titled budgeted is the annual budget for that specific category. There is nothing glaring. People are renting the cabin but not the camper this year. Vending and clothing sales are up. Member dues are very close to reaching the budgeted amount. Camping fees will be right on the mark by the end of the season. Security Committee is up as there are a few more clients this year. G & A expenses includes the money into the Fidelity account for capital improvements. Clubhouse Expense is down due to not being able to full all the part time positions. Campground Expense included two employees for a time due to Dennis retiring and having to train a new person. Beaches & Beach Houses will include the new NBBH roof. D. Larkin/C. Campo moved to accept the report as presented. Ayes all and the motion is accepted.

General Functions:

- A. Campground Septic – Jacob received one solid bid for \$61,950 from Losinski. The current septic system at the campground cannot be repaired. M. Rehling/D Larkin moved that Jacob should begin negotiations with Losinski to replace the existing septic system at the campground under the terms of the bid Losinski submitted in March 2021.
- B. HVAC Clubhouse – Jacob received two quotes from Lakeshore and John's. The Lakeshore bid for \$29,849 is to replace the 2 AC units on the Activities Hall roof, and the AC unit on the lobby roof. The two condensing units can be repaired. The boilers are also at the end of their life. Can we wait to do the job until there are more options for units and parts? This is to be tabled until spring.
- C. Alcohol Policy – No alcohol allowed for the Hobo Dinner. NBBH will have the same alcohol policy as the rest of the facilities. M. Rehling/D. Larkin moved to approve the guidelines as presented by Colleen for all facilities. Ayes all and the motion is approved. These new guidelines will be on the contracts for facilities usage. Lappan Insurance stated an umbrella policy for one million dollars extra coverage is

approximately \$750 per year. The umbrella policy will be put on future agenda items.

- D. Sarah Melching would like a Zoom availability for board meetings for those who cannot attend in person. Matt suggested a three month trial period. Anyone can record the meeting but our by-laws do not allow for the recording of the meetings. Mike R. will meet with Jacob to work on the technicalities of using Zoom or another meeting program. Zoom meetings will be put on future agenda items.
- E. Maintenance – Replacement of NBBH roof is underway. Future projects include the winterization for NBBH and GLBH and improving the remainder of the fire pits at the campground.
- F. Campground Unfinished Business – The campground will be put on future agenda items. Campground revenues should be put back into the campground. Camping fees are ridiculously low. The campground is not full except for a few weekends a year so move a few transient campsites to seasonal. If seasonal campers do not pay on time they should lose their spot. We should raise enough money for a part time maintenance person and an office person. We should look into automation for knowing who is renting and how they are paying. It is not the time for expansion.
- G. Dog Park – Move to future agenda items.

Standing Committee Reports – The Activities Committee will be holding the Hobo Dinner with board participation. Only fourteen tickets have been sold so far. The calendar of recurring events should be put on the website. The Club House, Beach House and Pool Committee is having a Health & Wellness Day on Wednesday Oct. 6 from noon to 2 pm with flu shots available and AED training. A CPR class will be held on September 21.

The board went into Executive Session. After returning from Executive Session, M. Rehling/M. Thurber moved to increase Jacob’s annual salary by \$3500 starting next pay day and form a committee to develop a performance and review package for next year in the budget. In addition, we would like to send Jacob to a training conference for management. Ayes all and the motion is approved.

Board Members Comments: None

Community Reports: None

Announcements: None

Future Agenda Items: HVAC Clubhouse, umbrella policy for alcohol policy, zoom meetings, campground, dog park

The meeting was adjourned by President Kurkechian at 9:22.

Respectfully submitted,

Lisa Larkin