

**Presque Isle Harbor Association
Board of Directors Meeting
May 13, 2025**

A regular meeting of the Board of Directors of Presque Isle Harbor Association, held at the clubhouse, was called to order at 6:01 pm by President V. Fields. A quorum was present.

Roll Call: Present: V. Fields, M. Grochola, D. Wolf, D. Larkin, C. Morrison, M. Ulrich
Absent: D. Fauver, R. Crook, C. Campo
Staff Present: T. Supinger, L. Compton

Property Owners' Comments: All property owners present were given the opportunity to comment.

Correspondence: The correspondence received was discussed.

Approval of Minutes: A motion was made by M. Grochola and seconded by D. Wolf to accept the minutes of the April 2, 2025 minutes with the correction of the word voter to vote in the ED report. Ayes all and the motion was approved.

A motion was made by D. Wolf and seconded by D. Larkin to accept the minutes of the April 16, 2025 special board meeting as presented. Ayes all and the motion was approved.

Financial Report: A written report was submitted by C. Morrison. An accounts receivable report was submitted and explained by C. Morrison. A motion was made by D. Wolf and seconded by M. Grochola to receive and file the financial report. Ayes all and the motion was approved.

General Functions

Maintenance: A written report was submitted by M. Grochola.

Executive Director's Report: A written report was submitted by T. Supinger. They are working on Accounts Receivable. Most of what has been collected has been by phone calls. They are working on a process for collection Accounts Receivable. Late Fee notices have been sent out. The ED is looking into an attorney that does HOA business and collections.

A motion was made by V. Fields and seconded by C. Morrison to renew the two CDs maturing on 05/19/2025 for a one year term. A roll call vote was taken. Ayes all and the motion was approved. Future investment opportunities will be investigated.

A motion was made by V. Fields and seconded by D. Wolf to authorize the purchase of \$100,000 Surety (Dishonesty) Bond through AI Bordeau Insurance Agency with an annual premium of \$508.00. Discussion followed. A roll call vote was taken. Ayes all and the motion was approved.

Committee Reports

Rules: There was no report.

Clubhouse, Beach and Pool: There was no report.

Social Activities: This committee is working with the Natural Resources committee on a summer activity. The Kentucky Derby party was enjoyed by all who attended. Many outdoor activities are available and they need to get out to the public. The schedule of events is on the bulletin board.

Natural Resources: A written report was submitted.

Architectural Control: A written report was submitted.

Campground: A verbal report was given by the new campground manager, Lee Compton. He is organizing the office on Google Docs. The storage lot is a challenge. A motion was made by D. Larkin and seconded by D. Wolf that site reservations may be made after January 1 of that year to be paid in full on a first come, first served basis. Discussion followed. Nays all and the motion was not approved. A motion was made by C. Morrison and seconded by D. Wolf to amend Rule 7c to read "site reservations may be made not more than 180 days prior to arrival must include a credit card guarantee". Discussion followed. Ayes all and the motion was approved.

Long Term Planning: There was no report.

Communications: Mel Kendzioriski is doing an amazing job.

Finance: A written report was submitted. The committee met and discussed account receivable for prior years' dues. They recommend that statements be sent out monthly, adding on additional late payment penalties, having the staffing capacity to focus on this issue and having a standing committee that could help.

Pool: The board has selected one of the options presented by Shoreline Architecture. The architects will be presenting at the annual meeting. The finance committee discussed a special assessment to help pay for the pool that would be a lump sum payment or payments spread over three years for a higher amount. The assessment based on total members is preferred over number of lots.

A motion was made by C. Morrison and seconded by D. Larkin to have members vote on a special assessment to finance construction of the new pool with the option to either pay 3 annual payments or pay a discounted one-time lump sum. Estimated special assessment will be calculated based a range of \$2.5-\$3 million and allocated by lots and structured the same as the annual dues. Discussion followed. A roll call vote was taken. Ayes all and the motion was approved.

Lake Level: There is no answer yet.

IT: A written report was submitted.

Nominating: A written report was submitted.

Board Members

General Comments: For Memorial Day, a veteran has volunteered to play taps and to teach flag etiquette to young people and anyone else interested at a future date. Could visuals be used at the annual meeting?

Community Reports: There is a lot going on the weekend of Memorial Day. The community response to the ice storm was phenomenal.

Future Agenda Items: There has been \$65,000 budgeted for a new plow truck. T. Supinger found one for \$60,000. He will send info to the board.

Someone is interested in buying the trailer at the campground that is no longer being rented. A motion was made by D. Wolf and seconded by D. Larkin to authorize T. Supinger to sell the trailer. Ayes all and the motion was approved.

Two boat lifts have been abandoned at the Grand Lake Beach House for ~3 years. Sand Bay Marina will take possession of the two hoists and has given the association a \$500 credit toward an aluminum peddle boat (the cost is \$3780).

The meeting was adjourned at 9:05 pm.

Respectfully submitted,
Lisa Larkin, Recording Secretary
Matt Ulrich, Board Secretary

All written reports are filed with the Executive Director.