

**Presque Isle Harbor Association
Board of Directors Meeting
September 9, 2025**

A regular meeting of the Board of Directors of Presque Isle Harbor Association, held at the clubhouse, was called to order at 6:00 pm by President M. Grochola. A quorum was present.

Roll Call: Present: V. Fields, M. Grochola, D. Wolf, D. Larkin, C. Morrison, R. Crook, A. Skowronek, B. Shooks, C. Campo
Staff Present: T. Supinger, L. Compton (Campground Manager)

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

Correspondence: The correspondence received was handled by M. Grochola. All the lots in the tax sale were sold.

Approval of Minutes: A motion was made by D. Wolf and seconded by D. Larkin to approve the minutes of the August 12, 2025 meeting as corrected. Ayes all and the motion was approved.

Financial Report: A verbal report was submitted by C. Morrison.

A motion was made by V. Fields and seconded by C. Morrison to take up recommendations 1, 2, 3 and 4 from the Investment Strategy & Cash Flow Analysis and reinvest in Fidelity's 1 year CD. Discussion followed. A roll call vote was taken. Ayes all and the motion was approved.

To work on collecting Accounts Receivable, the association would like to start sending out monthly statements for past dues owed. They are currently working towards adding penalties for late payment beyond the one late fee. There were about 35 court filings this year, so far. T. Supinger would like to go back to the downstate HOA lawyer group to discuss collections. Another part time clubhouse attendant would free up Lisa Kraft who has been working on collections.

A motion was made by A. Skowronek and seconded by C. Morrison to use a collection agency to pursue the 63 non-members and 23 current members that owe more than \$5,000, with the caveat that we omit those on the discretion of the Executive Director. Discussion followed. A roll call vote was taken. Ayes all and the motion was approved.

General Functions

Executive Director's Report: A written report was submitted by T. Supinger.

Committee Reports

Architectural Control: The committee did not do anything this month except start scanning and digitizing old plans.

Budget and Finance: A verbal report was given by C. Morrison. The committee discussed rules for committee use of their funds and collections, late fees and when the Executive Director has to come for budget overrun approvals. The committee has an upcoming meeting regarding the special assessment.

By-Laws and Rules: The committee is meeting next Tuesday.

Campers Village: A verbal report was given by R. Crook. The campground rules were passed out to the campers. There needs to be a change in how the seasonal sites are handled. There are 37 campers on seasonal sites now, with 57 on the waiting list.

A motion was made by D. Larkin and seconded by A. Skowronek to accept the increases in fees as proposed by Lee Compton for the 2026 camping season as follows: \$2000 for seasonal sites which includes electricity, \$38 for daily transient, \$80 per night for the smaller cabin, and \$120 per night for the larger camper. The seasonal sites run from May 1 - October 31. Discussion followed and the motion was amended to \$2200 for seasonal sites which includes electricity, \$38 for daily transient, \$80 per night for the smaller cabin, and \$120 per night for the larger cabin. The seasonal sites run from May 1 - October 31. Discussion followed. A roll call vote was taken. Ayes all and the motion was approved.

The campground committee will be meeting next week.

Clubhouse, Beach and Pool: A written report was submitted.

Community Relations/Newsletter: There was no report.

IT: A written report was submitted.

Lake Level: There was no report.

Long Term Planning: There was no report.

Marketing: There was no report.

Natural Resources: A written report was submitted.

Nominating: There was no report.

Pool: A written report was submitted. Due to members not in good standing, the quorum needed for the special assessment vote is 1403, with 935 needed to pass.

Social Activities: There was no report. The bridge walk event was great and there was an ice cream social at the Grand Lake Beach House the final evening of music on Thursday before Labor Day. Some new shuffleboard equipment was donated.

Website: There was no report.

Maintenance: A written report was submitted. We had one full time and two part time maintenance people so we did not separate lawn mowing for the summer.

Board Members

General Comments: A motion was made by V. Fields and seconded by R. Crook to nominate D. Wolf as 2nd Vice President. Ayes all and the motion was approved.

Community Reports: None

New Business: A discussion was held on the lake levels. M. Grochola will write a letter to the Presque Isle County Commissioners after the the court hearing on September 22. The letter will state that PIHA does not support a high multiplier for "Back Lots" within the two Special Assessment Districts as every lot with PIHA is included in both districts and the vast majority of the lots in the PIHA have no direct benefit of the lake level and are no different than any other resident of Presque Isle County or Alpena County that uses the lakes and are not included in the SAD.

A motion was made by D. Wolf and seconded by A. Skowronek to set up board email addresses for all board members for an annual fee. Discussion followed. A roll call vote was taken. Ayes all and the motion was approved.

M. Grochola, V. Fields and C. Morrison will perform T. Supinger's 2nd Quarter Performance Review.

A resolution will be ready on September 20 for if there is a quorum and the special assessment passes. A motion was made by M. Grochola and seconded by D. Larkin to revise the motion of 05/13/2025 that the assessment will not be structured the same way as the dues, it will be structured that all first assessed lots will be \$900 and any additional lots owned by the member will be assessed \$450 if paid in full or \$1000 and \$500 respectively if paid over 3 years. Discussion followed. A roll call vote was taken. C. Campo - Nay, all others Aye. The motion was approved.

A motion was made by B. Shooks and seconded by D. Larkin that the Board of Directors investigate the installation of a secure gate access system at the Grand Lake Beach boat launch, with member card or key pad entry, integrated camera monitoring at the ramp, and a commercial use permit program with associated fees. Discussion followed. A motion to rescind the motion was made by B. Shooks and seconded by D. Larkin.

A motion was made by B. Shooks and seconded by A. Skowronek that the Board of Directors revise the current facility use policy to require that all outside organizations - including charitable, civic, fraternal, religious, historical, and business entities - pay a facility use fee when using PIHA properties or amenities. Discussion followed. A motion to rescind the motion was made by B. Shooks and seconded by A. Skowronek .

Future Agenda Items: electronic calendar, auditors out for bid

The meeting was adjourned at 9:13 pm.

Respectfully submitted,
Lisa Larkin, Recording Secretary
C. Campo, Board Secretary

All written reports are filed with the Executive Director.