Presque Isle Harbor Association

Message from the Board President

August 2026

As summer in Northern Michigan begins to wind down, it has been wonderful seeing our members and guests making full use of our amenities, beaches, and trails. August is always a busy transition month for our community, and our team and committees have been working hard behind the scenes across several key projects and operational initiatives.

Pool Replacement & Fitness Center Project Update

We reached a significant milestone in evaluating contractor options for our new pool building and expanded fitness center. Following the RFP submission deadline on July 17th, Devere was the sole General Contractor to return a complete bid package. Because the proposal came in above initial target estimates, our Pool Committee and Shoreline Architecture have been actively collaborating with Devere to evaluate value-engineering options. As of mid-August, we have identified approximately $400,000 in potential savings working collaborating with Devere.

In addition, Shoreline Architecture identified another interested General Contractor, E&L Group, who were issued an RFP package on July 22nd. Soil borings were successfully completed at the project site on July 13th with positive structural results. The Pool Committee is actively vetting references for pool specialized contractors (Midwest and Northstar) and will coordinate directly with our selected General Contractor before finalizing any vendor decisions. We look forward to securing a General Contractor and moving the project forward in a fiscally responsible manner.

Infrastructure, Operations & Technology

- **Clubhouse Improvements:** The new gutters and downspouts have been installed at the Clubhouse, and a final punch list has been submitted to MVP for final review prior to contract closeout. PIE&G will soon begin scheduling the installation of the 3-phase electrical upgrade needed for the facilities HVAC repairs.
- **North Bay Beach House:** The mini-split HVAC unit and electrical upgrades are nearing completion, some electrical work for the mini-split remains to be completed. Lewis & Lewis Surveying is completing a boundary survey on the north lot line this month, which will allow us to evaluate parking lot layout adjustments and property discussions with the adjacent neighbor.
- **IT & Systems Modernization:** In the next couple of weeks, we will be kicking off our system modernization program that will include a transition to standard HOA management software and migrate to QuickBooks Online from QuickBooks Pro, with a target completion date of December 31, 2026. This transition will help streamline member interactions, reduce manual administrative overhead, and improve record accuracy. Additionally, we are working to establish a separate fiber connections with PIE&G to bolster clubhouse network security.

Natural Resources & Trails

Our Natural Resources Committee has been hard at work reviewing our physical trail system and updating official maps. The committee will be walking all trails in September to update signage, re-number sections, and implement color-coded trail markings. Work continues with upcoming community enhancements,

including the "Sky Phone", a quiet reflection area off Trail #2, and an accompanying "Inspiration Trail" with painted rocks created by youth and community members.

Financial Summary

Collection rates for both member dues and the Pool Special Assessment remain strong. As of July 31st, we have collected **83.2%** of 2026–2027 Member Dues and **76.8%** of the Pool Special Assessment. Our staff continues to work diligently on past-due Member Dues collections. For this fiscal year (beginning on April 1st) we have collected close to **$47K,** this is through additional invoicing, phone calls, and unfortunately initiating Court Actions. We are investigating additional steps we can employ to reduce our past-due Member Dues receivables. **Thank you to everyone who has submitted their payments on time, timely collections keep our administrative costs down and directly fund our neighborhood infrastructure**.

Future Planning Workshop and Member Appreciation Breakfast

The event occurred on Saturday August 15th, 2026 with around 40 participants for breakfast and a smaller group that remained for the workshop. We received a good cross-section of ideas for both future activities and future amenities to be investigated. We are summarizing the data for presentation to the Board at the next meeting and will most likely plan another event tied to the Annual meeting where we get a large member turnout. If you are interested in shaping the future of our community, we are always seeking dedicated volunteers to serve on various PIHA committees. Please reach out to any Board member or Committee Chair via the contact information on the PIHA website

Upcoming Community Events

- **Every Thursday Evening:** The Shoreline Seanachie lakeside gatherings at the Grand Lake Beach House (6:00 PM).
- **Ongoing:** Summer Trail Challenge – pickup sheets at the Clubhouse (runs through Labor Day)
- **September 7th, 2026:** 638 Labor Day Bridge Walk starting at 11:30 AM
- **September 15th, 2026:** Board meeting at the Clubhouse starting at 6:00 PM
- **September 23rd, 2026:** Trivia Night at the Clubhouse starting at 7:00 PM. To make the evening happen, we need **at least 4 teams** to sign up. RSVP to JLDULY@GMAIL.COM
- **September 26th, 2026:** Hobo Dinner at the Campers Pavilion starting at 5:00 PM. No charge for members, $5 per guest. Tickets are available now at Clubhouse and required for admission

Thank you all for your continued commitment to making Presque Isle Harbor such a vibrant community. I hope to see you around the Clubhouse and amenities as we enjoy these remaining weeks of late summer!

Please continue to monitor the main Clubhouse bulletin boards and presqueisleharbor.org for real-time announcements and event schedules.

Best regards,

Michael Grochola

President, PIHA Board of Directors