

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES  
BOARD OF DIRECTORS MEETING  
FEBRUARY 19, 2024 (APPROVED)**

**Board Members Present** – Tom McGreevy, Scott Vilona, Sandra Hibbard and Glenn Aldinger

**Excused** – Steven Zabowski

**Employees Present** – Erich Lange and Carrie Vorpapel

**Visitors Present** – Frank DeVincentis, Julie Navin, Melissa Koren and John Koren

**Call to Order** – The meeting was called to order by President Tom McGreevy at 5:04 pm with a quorum present.

**Approval of Minutes** – The minutes from the November meeting were reviewed. Glenn Aldinger moved to accept the minutes as written. Tom McGreevy seconded. All members present voted “aye.”

**Visitor's Comments** – Frank DeVincentis said Big Foot Country Club has plans to build a driveway that will run along his property and other residences in CCE. He said this is in the early stages but has been approved by their Agronomy Committee and will go to their Board this spring. Frank said he spoke to Teresa and Alison at the Village of Fontana. The driveway would be an entrance to new pickleball and tennis courts. The Board would not be in support of Big Foot Country Club building a road/driveway in CCE as it is a residential neighborhood.

Julie Navin asked for an update on short-term rental policies. The Board has not taken any new action at this time.

**Old and New Business:**

**A. Golf Course**

Erich Lange gave the following update:

- Proposed golf course rates were presented. Glenn Aldinger moved to approve 2024 daily fee rates and membership rates. Sandra Hibbard seconded. All members present voted “aye”.
- The reel maintenance is much higher this year as the reels needed to be replaced.
- The silver maple by the 5th green took a beating in the last storm. Erich said for the health of the green, it should be removed.

**B. Beaches and Piers**

- The Village of Fontana has requested an Easement through the beach parking lot for sewer work. The current drain runs directly under the beach house. The Village said the work would be guaranteed to be completed and the parking lot restriped by May 24, 2024. This is part of a larger project to redo Shabbona. Board consensus was to offer storage of equipment/staging for the construction company in exchange for the Village having the whole lot resurfaced. CCE will also request the project be completed one week ahead of the proposal.
- Erich Lange will look into a quote for new siding on the beach house.
- Sanda Hibbard said there ae 2-3 individuals interested in managing the beach house.

- Glenn Aldinger said that the drain gets plugged up with sand and this will be addressed with the plumber.

**C. Roads and Parks**

- Erich Lange has a call out regarding the boulders that will be added near the castle gate.

**D. Clubhouse**

- No news.

**E. Website**

- No news.

**F. Open Dues Invoices**

Carrie Vorpapel reported the following:

- \$12,500 outstanding in dues currently owed. About \$7,000 is from past years and \$5,500 was due on September 1<sup>st</sup>.
- A lien will be filed on two properties that owe more than 2 years of dues.
- The names of all that owe more than one year of dues will be published on the website and posted at the clubhouse.

**G. Other Business**

- Carrie Vorpapel asked about the new requirement for corporations to provide Beneficial Ownership Information to the federal government. She suggested waiting until after the Annual Meeting to report for CCE as the report is not due until December 31, 2024. Scott will look into this further.
- Scott will check to see if CCE needs to continue to file a Personal Property Report.
- Scott Vilona moved to pay the insurance bill. Tom McGreevy seconded. All members present voted "aye."

The next meeting date is Wednesday, March 13<sup>th</sup> at 5:00 pm at the Clubhouse.

Tom McGreevy moved to adjourn the meeting. Glenn Aldinger seconded. All members present voted "aye." The meeting was adjourned at 5:51 pm into closed session.

Respectfully submitted by,  
Carrie Vorpapel