

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES  
BOARD OF DIRECTORS MEETING  
MARCH 13, 2024 (PRELIMINARY)**

**Board Members Present** – Tom McGreevy, Scott Vilona, Sandra Hibbard, and Glenn Aldinger in person and Steven Zabowski by phone

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

**Visitors Present** – Terry Clarke, Tim Seiwert and John Koren

**Call to Order** – The meeting was called to order by President Tom McGreevy at 5:00 pm with a quorum present.

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

**Visitor's Comments** – None

**Old and New Business:**

**A. Golf Course**

Erich Lange gave the following update:

- 26 new carts were delivered.
- The golf course is ready to open.
- The Browns are selling the old carts that were traded in. Erich Lange would like to purchase one for \$5,000. Glenn Aldinger moved to purchase an old cart from Brown's for \$5000. Sandra Hibbard seconded. All members present voted “aye.” Erich Lange will add “Ranger” to the cart so golfers can identify it.

**B. Beaches and Piers**

Glenn Aldinger said that the Village of Fontana will move forward with their project without an Easement from CCE and without digging up the CCE beach parking lot.

Sandra Hibbard said Max Doubek is not returning as Beach Supervisor. She has two other applicants and said most staff will return.

Erich Lange had three bids for painting the beach house. Glenn Aldinger moved to hire Jim McGowan to paint the beach house for \$1,450 and CCE will purchase the paint. Sandra Hibbard seconded. All members present voted “aye.”

**C. Roads and Parks**

Erich Lange reported the boulders have been installed by the castle gate.

**D. Clubhouse**

- No news.

**E. Website**

A notice will be added to the website that the pickleball nets are up.

## **F. Open Dues Invoices**

Carrie Vorpapel reported the following:

- \$12,200 outstanding in dues currently owed. About \$7,000 is from past years and \$5,200 was due on September 1<sup>st</sup>.
- The list of residents that owe more than one year in dues has been posted at the Clubhouse and on the website.
- The Board would like Patrick DeMoon to file the liens on two additional properties. The Board will review the invoice once filed.

## **G. Other Business**

- An email was shared from a resident regarding continuing the discussion on short term rentals. It was suggested to have a vote on updating the Bylaws again this year and possibly have proxy voting available when pass distribution begins so residents could fill out proxies prior to the Annual Meeting. Glenn Aldinger said he would email the subcommittee to get them engaged so this could be presented at the Annual Meeting. The goal would be to have a mailing out to all by May 1<sup>st</sup>.
- Tom said at the next meeting a payment will be discussed to be made towards the tennis court loan prior to the end of the fiscal year.
- Budgeting will also be discussed at the next meeting.
- There is a concern that Big Foot High School will be redoing their tennis courts this summer. This may increase traffic at CCE courts. It was suggested to put a sign up that says Members Only. Erich Lange will have signs for Board review at the next meeting.
- There was a Jeep parked on CCE property by the Back 40 for a number of days. The homeowner was notified that they cannot park on CCE property. It was suggested to have a sign by the culvert that vehicles are not allowed or a sign stating entering private property.
- A discussion ensued about the Back 40 and delineating private property. The Board will walk the property line and reassess.

The next meeting date is Thursday, April 11th at 5:00 pm at the Clubhouse.

Glenn Aldinger moved to adjourn the meeting. Sandra Hibbard seconded. All members present voted "aye." The meeting was adjourned at 5:35 pm.

Respectfully submitted by,  
Carrie Vorpapel