

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
MAY 14, 2024 (PRELIMINARY)**

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

Employees Present – Carrie Vorpapel

Visitors Present – Melissa Koren and Angelica Wright

Call to Order – The meeting was called to order by President Tom McGreevy at 4:58 pm with a quorum present.

Approval of Minutes – The minutes from the April meeting were reviewed. Tom McGreevy moved to accept the minutes as written. Steven Zabowski seconded. All members present voted “aye.”

Visitor's Comments – none.

Old and New Business:

A. Golf Course

Erich Lange prepared financial reports for the golf course as he was unable to attend the meeting. Glenn Aldinger moved to approve the new signs proposed by Erich Lange. Steven Zabowski seconded. All members present voted “aye.” Erich Lange also provided a reimbursement request for the HOA to reimburse the golf course. Scott Vilona moved to approve the reimbursement. Glenn Aldinger seconded. All members present voted “aye.”

B. Beaches and Piers

Glenn Aldinger reported the drain was extended to the other side of the fence at the beach house. Sandra Hibbard reported the piers have been painted. She will add the numbers to the ramp spaces. Sandra Hibbard said a new ladder is needed and the cost through Austin Pier Service is \$643.45. Glenn Aldinger moved to approve the purchase. Steven Zabowski seconded. All members present voted “aye.” Erich Lange will be asked to bring the paddle boards to the beach. Sandra Hibbard said Jonathan Slayton and Rex Auguston have been hired as the beach co-managers. A staff training session will likely be held on Memorial Day weekend. The co-managers are building a task list of duties for staff. Staff shirts need to be purchased this year. The cost is \$730 for 48 shirts for beach and golf staff, which should be enough shirts for two years. Glenn Aldinger moved to purchase the shirts. Tom McGreevy seconded. All members present voted “aye.” Tom McGreevy suggested having weed removal done in the water mid-season this summer.

C. Roads and Parks

The Village of Fontana said Shabbona is scheduled to be paved before Memorial Day. This is a change in what was originally shared by the Village. A homeowner suggested having residents volunteer to take care of a flower/landscape bed for the season. The Board decided to leave this task to paid staff.

D. Clubhouse

- No news.

E. Website

The past proposed bylaws will be removed from the website to avoid confusion.

F. Open Dues Invoices

Carrie Vorpapel reported that \$11,400 is outstanding in dues with \$3,900 owed for the current fiscal year and about \$7,500 from past years including late/lien fees.

G. Other Business

Tom McGreevy and Scott Vilona will not be running for re-election. There are two seats up for election this year.

Glenn Aldinger moved to adjourn the meeting into closed session. Tom McGreevy seconded. All members present voted "aye." The meeting was adjourned at 5:22 pm into closed session.

The next meeting is the Annual Meeting on Saturday, June 15th at 11:00 am at the clubhouse.

Respectfully submitted by,
Carrie Vorpapel