

**PROPERTY OWNERS' ASSOCIATION of COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
NOVEMBER 30, 2022 (APPROVED)**

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

Employees Present – Erich Lange and Carrie Vorpapel

Visitors Present – John O'Neill, Bonnie Liptak, Edwin Boundy and Caroline Boundy

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

Approval of Minutes – The minutes from the October meeting were reviewed. Glenn Aldinger moved to accept the minutes as written. Steven Zabowski seconded. All members present voted "aye."

Visitor's Comments – John O'Neill said the work on the castle gate has been weather dependent and has taken longer than expected. He is hoping to be able to work again tomorrow. They were able to salvage the CCE coat of arms on one side. They will make a mold of it to make a second one so there is one on each side. The Village of Fontana is ordering new signs with the height restrictions.

Bonnie Liptak said Tom Whowell is spearheading a Fontana Centennial celebration. She is helping put together a narrative for CCE and wants to ask residents the following: 1) What do you love about CCE? 2) What are your favorite memories of being here? and 3) What do you see as opportunities for the future? Bonnie is hoping to post something on the CCE Facebook page requesting responses and photographs. She will provide information to be shared with homeowners. Tom McGreevy said the Board could submit a paragraph for CCE.

Old and New Business:

- A. Golf Course** – Erich Lange distributed the golf course financial reports. He will meet with some of the Board to review reimbursements from the HOA as well as any year-end purchases. He had the POS report which showed the rounds played were down, but the greens fees income was up 7.3%. The cart rentals were down in number, but revenue is up for the year. Salary expenses were overall only increased .6% from last year. Erich Lange said the last windstorm blew over the fence on the other side of the playground. A replacement option will be discussed in the spring. Erich Lange asked about passing the credit card transaction fee along to customers. It was decided to move forward with this. Erich Lange asked to attend the golf course superintendent show in February in Orlando. The Board stated it is part of his position to attend if he chooses. It was suggested to build an area with a practice net for golfers to use for practice. Erich Lange said if the brush was cleared out of part of the woods, he could build a new practice green and also use the area as a nursery for trees for the course. If this happened, he would leave clear tree and brush lines.
- B. Beaches and Piers** – A vehicle struck the gate at the beach and the Village of Fontana has made the repairs.
- C. Roads and Parks** - Erich Lange met with another company regarding the tennis court/pickle ball proposal. The bid from Poblocki was significantly lower. Scherr has not submitted their bid yet. Once received, the Board will have three bids for the project. A discussion ensued about placement of the courts as the two pads will not fit side by side below as the project cannot go into the trees due to the environmental corridor. It was suggested to put one pad up higher and one down low, and to have the proposals include lighting and use concrete instead of asphalt. Tom McGreevy has already talked to the bank and received approval for the loan. It was suggested to put boulders by the castle gate to help protect it as well. Tom McGreevy said the Village of Fontana Public Works would need to be notified of their location for plowing purposes. Erich Lange will look into having a company install the boulders. Steven Zabowski asked WISDOT about the rules of movable speed bumps. They are only involved if the speed bumps were to be put on state roads. The Village of Fontana would need to approve the use of the movable speed bumps. Tom McGreevy will reach out to the Chiefs of Police and Fire/EMS to see if this is an option. If the Village agrees, the CCE membership will be polled to see if they would like to pursue this further. Steven Zabowski is working with the attorney on the letter to the homeowners with

property bordering the Back 40. Erich Lange suggested adding trees around the pump house for aesthetic reasons.

D. Clubhouse – no news.

E. Website – no news.

F. Open Dues Invoices – There is currently \$17,900 outstanding in dues owed. \$10,700 was due September 1 of this year. \$7,800 is from past years and of the \$7,800, two homeowners owe a combined total of \$6,500. The second round of past due letters will be discussed in January.

G. Other Business – no news.

The next meeting is TBD in January.

The meeting was adjourned at 5:57 pm with a motion by Glenn Aldinger and a second by Steven Zabowski. All members present voted “aye.”

Respectfully Submitted,
Carrie Vorpapel - Secretary
Country Club Estates Property Owners Association