

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
NOVEMBER 15, 2023 (APPROVED)**

Board Members Present – Tom McGreevy, Steven Zabowski and Glenn Aldinger

Excused – Scott Vilona and Sandra Hibbard

Employees Present – Erich Lange and Carrie Vorpapel

Visitors Present – Melissa Koren

Call to Order – The meeting was called to order by President Tom McGreevy at 5:25 pm 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 – Melissa Koren expressed concern that if the AED is moved off-site for storage over the winter, insurance wouldn't cover loss or damage to it during that time. The AED cannot stay in the beach house as it is not heated. It will be stored in the Clubhouse.

Old and New Business:

A. Golf Course

Erich Lange gave the following update:

- Golf course income is up as well as rounds played for the year.
- This season the weather was some of the best ever which helped.

B. Beaches and Piers

Glenn Aldinger provided the following update:

- Everything at the beach is winterized.

C. Roads and Parks

- Erich Lange will continue to look into putting four large boulders by the castle gate to help protect it.
- The basketball pole has been set and the hoop will be hung soon.
- Erich Lange reported the Back 40 trails are looking good.

D. Clubhouse

- Erich Lange is working on the Christmas decorations.
- Suggested to consider updating the bathrooms when funds allow.

E. Website

- Sandra Hibbard emailed Carrie Vorpapel that the link to the Village of Fontana is not working. Carrie Vorpapel will work with the web administrator on this.

F. Open Dues Invoices

Carrie Vorpapel reported the following:

- \$14,500 outstanding in dues currently owed. About \$6,500 is from past years and \$8,000 was due on September 1st.
- A letter will be sent to all delinquent homeowners letting them know liens may be filed unless dues are paid by January 1st.

G. Other Business

- Steven Zabowski met with an insurance agent to get another quote. The agent would like to meet with the Board to see what is needed for proper insurance.
- The attorney for CCE said something should be done to move forward with the Bylaws as there are other issues that need to be addressed. For example, the limit of spending is \$25,000 without membership approval. The insurance alone will likely be above that limit now.
- A discussion ensued about possible short-term rentals rules.
- It was suggested to have Scott Vilona speak to the golf course accountant regarding depreciation and the year-end income.

The next meeting date is to be determined.

Steven Zabowski moved to adjourn the meeting. Glenn Aldinger seconded. All members present voted "aye." The meeting was adjourned at 5:43 pm.

Respectfully submitted by,
Carrie Vorpapel