

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
OCTOBER 18, 2023 (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 – Melissa Koren

Call to Order – The meeting was called to order by President Tom McGreevy at 5:03 pm with a quorum present.

Approval of Minutes – The minutes from the September 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 provided the list of reimbursements requested from the HOA to the golf course. Scott Vilona moved to approve the reimbursements minus the \$4,220 for trees. Glenn Aldinger seconded. All members present voted “aye.” Erich Lange reported rounds and revenue are up from last year at this time. The PTO clutch went out in the large tractor that is used to mow the rough. Erich Lange will create a master list of equipment for the Board. The irrigation system will be blown out on October 31st or November 1st. The cost will be shared with other area golf courses. The course is set to close on or before October 31st.

There has been a disagreement amongst some of the residents of the Country Fairway Condominium Association regarding the landscaping and some trees that were down. CCE property abuts to Country Fairway. It was decided that CCE will take care of the property that is on the CCE side and Country Fairway Condominium Association will take care of their side of the property.

B. Beaches and Piers

Sandra Hibbard provided the following update:

- The beach house is closed up for the winter. The plumber said that the drain will need to be repaired in the spring.
- The beach house vinyl siding should be looked at it is need of repair.
- The AED was removed from the beach house for the winter.
- The flag has been taken down.

C. Roads and Parks

- It was suggested to put an AED sign by the tennis courts as well as there is one in the clubhouse. Erich Lange will work on finding a new signage company.

- Erich Lange said the tennis court installers have been here the last two days. They patched, repainted and will be back to restripe. There was a temporary net on the pickleball court and they will replace this as well. If there are tennis court reservations, they take priority over the basketball hoop.
- Erich Lange will let the Board know when the final tennis court work is done before the final payment is issued.

D. Clubhouse

No news.

E. Website

- The website menu will be updated to include a tab for tennis/pickle ball.

F. Open Dues Invoices

Carrie Vorpapel reported the following:

- \$17,000 outstanding in dues currently owed. About \$7,900 is from past years and \$9,000 was due on September 1st.
- A letter will be sent in November to homeowners with outstanding dues.
- Residents owing more than two years of past dues will be assessed for any new liens and updates to liens will be discussed at the next meeting.

G. Other Business

- A resident expressed concern about a maintenance company working on a Sunday morning. There is nothing that precludes anyone from working on a Sunday in the Village Regulations nor in the CCE bylaws. The proposed bylaws would not allow work before 8:00 am.
- The short-term rental survey results will be posted on the website.
- It was suggested to have the subcommittee meet again to go over the bylaws that do not pertain to short-term rentals.
- There was a concern that a short-term rental was expanding the driveway to allow more cars. The number of cars allowed in the driveway are based on occupancy.

The next meeting date is Wednesday, November 15th at 5:00 pm at the Clubhouse.

Glenn Aldinger moved to adjourn the meeting. Scott Vilona seconded. All members present voted "aye." The meeting was adjourned at 5:47 pm.

Respectfully submitted by,
Carrie Vorpapel