

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
SEPTEMBER 13, 2023 (APPROVED)**

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

Employee Present – Carrie Vorpapel

Visitors Present – Jeff Thompson and Phil Seeber

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 August 31st meeting were reviewed. Glenn Aldinger moved to accept the minutes as written. Sandra Hibbard seconded. All members present voted “aye.”

Visitor's Comments – none.

Old and New Business:

A. Golf Course

Everything is going great with the golf course.

B. Beaches and Piers

Sandra Hibbard provided the following update:

- The plumber will come and winterize the beach house.
- Jon Slayton will come in and clean out the beach house and the bathrooms. He will power wash and do some odds and ends.
- A homeowner asked about horizontal racks being added to the south pier for the paddle boards and expressed concern that there wouldn't be enough room.

C. Roads and Parks

The tennis court/pickle ball bill will be paid with a \$40,000 holdback until the final repairs are made. Lateral supports were not put up on the fence for the tennis court as the contractor said they were only required when a wind screen is added and CCE was trying to reduce costs as much as possible. Erich Lange contacted the fence company and was told the supports can be added in the future. Erich Lange will look into a natural wind screen for the pickle ball courts all the way around except the roadside.

D. Clubhouse

No news.

E. Website

No news.

F. Open Dues Invoices

Carrie Vorpapel reported there is currently \$27,600 outstanding in dues owed. About \$7,600 is from past years and then \$20,000 including what was due on September 1st and now late fees.

G. Other Business

- Amenities are available to be used by long-term renters that rent for a 12-month period or longer. Scott Vilona suggested adding a policy that states renters can use amenities except for mooring rentals. A policy will be created that can be voted on by the Board.
- A resident asked to purchase the water tower lot from CCE and take responsibility for the lot and the takedown of the water tower. The money from the sale could then be used to move the well and irrigation system. Erich Lange said he was given a ballpark figure of \$500,000 to move the well and system.
- As of today there are 243 responses to the short term rental survey. The deadline is today to complete it. The board would like to offer a paper survey for those that do not use email. Glenn Aldinger will talk to Maj Fischer about this.
- Jeff Thompson said the issues will not be fixed by limiting short term rentals as people still have guests that are out of hand. He said the police need to do more. Tom McGreevy explained that the police do not have the resources and the Village said the HOA can make their own policy. Tom McGreevy explained there would be a three-strike policy for short term rentals violating policy. Jeff Thompson said he feels like his rights are being limited and suggested the grandfathering not be tied to the Deed, but to the owner of the property that is renting.

The next meeting date is to be determined.

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

Respectfully submitted by,
Carrie Vorpapel