

**PROPERTY OWNERS' ASSOCIATION OF
COUNTRY CLUB ESTATES
ANNUAL MEETING MINUTES
JUNE 17, 2023 - 11:00 AM (APPROVED)**

Action	First	Second
Approval of preceding meeting minutes	Greg Blizard	Frank Taddeo on Sauganash
Motion to approve budget	Carolyn Blizard	Dave Partridge
Meeting to adjourn	?	?

Resident	Comment/Suggestion
Joy	Suggested to reduce spend on annual mtg and pig roast – use money better – (suggested using Duck Pond pavilion instead of paying for tent)
Michael Schaik	Asked how long water tower has been off-line; Responded with 5-6 years
Cathy Wozniak	Beach front needs TLC – can we sweep under bridge and take better care of the flowers
Kirk Christensen/Hillcrest	Why didn't we reallocate the extra due \$ (\$40K) – why don't we have money in reserves?
Carrie Fischer/Hillcrest	Where is \$48K?
Dave Partridge	Can a weather siren be installed at clubhouse or around golf course?
Maria DeCaprio	Can dead tree be removed and grass be taken care of at the beach?
Mary Kay Frasier	Need better grounds management at the beach
?	Questioned the tent on the beach; responded that this was a 'special approval' for a celebration of life for a local resident who was instrumental in developing the Fontana library
Chris Polkow	VRBO's in CCE – still able to book 2 nights rather than 7 day minimum
All	Short term rental issues – please make BOD aware as well as Fontana Village. Unfortunately Granicus is not managing this effectively therefore minimal penalties or actions are being taken with the owners. Cherie Setteducate stated that if/when the terms are outlined in the by-laws, then this will allow for more enforceable actions.
Cliff Woodbury 916 Sauganash	As seen in similar communities, if guidelines are not in place, when VRBO/AirBNB comes, it will change this community.
Ray Rubacha 908 Sauganash	How many homes are registered for VRBO; Responded with 13 homes are registered with state/village. The list can be found on the HOA website.
Tom Schnecke	During the meeting, Tom pulled up a house that sleeps 14 with no minimum stay required.
Maj Fischer	What is the welcome process for new residents? Responded with packet, etc.
Kathy Dobbler on Juneau	Why aren't village police sending cease & assist letters to those who violate? Response – Village outsourced this to Granicus which is ineffective but also Fontana Village is not staffed to monitor or issue violations.
Mary Anderson	Priority of police shouldn't be used for chasing short-term rental issues when we need them for 'real' emergencies.
Cherie Setteducate	Will today's votes for the by-laws carry? Response – no a full revoting process will need to occur
Joe Serpico	Noted that 1-year rental is too long

Scott Berg (1093 Sauganash)	Phone #'s and email address for BOD should be easily accessible and on the communications
Craig Munter	Short-term rentals are promoting amenities on line (beach access, paddleboards, tennis courts, etc)

Election Results:

1. Election of New Directors

Sandra Hibbard = 181
 Glenn Aldinger = 143
 Steven Zabowski = 131
 Bryan Balch = 112

The three directors elected are Sandra Hibbard, Glenn Aldinger and Steven Zabowski.

2. Do I vote in favor of the proposed 2023-24 budget as presented by the Treasurer of the Association, along with the proposed \$375 regular annual assessment per lot?

Yes = 198
 No = 24

Budget approved.

3. Do I vote in favor of the proposed, revised Bylaws?

Yes = 143
 No = 84

Vote tabled as not enough members voted.

4. Do I vote in favor of the proposed amendment to the Articles of Incorporation of the Association?

Yes = 166
 No = 61

Vote tabled as not enough members voted.

Submitted by Sandra Hibbard