

**PROPERTY OWNERS ASSOCIATION of COUNTRY CLUB ESTATES  
BOARD OF DIRECTORS MEETING  
APRIL 19, 2021 (APPROVED)**

**Board Members Present** – Tom McGreevy, Steven Zabowski, Sandra Hibbard and Derek D’Auria

**Excused** – Scott Vilona

**Employees Present** – Erich Lange and Carrie Vorpagel

**Visitors Present** – Elizabeth Russell-Jones

**Call to Order** – The meeting was called to order at 5:29 pm by President Tom McGreevy with a quorum present.

**Approval of Minutes** – The minutes from the March meetings were reviewed. Steven Zabowski moved to accept the minutes as written. Derek D’Auria seconded. All members present voted “aye.”

**Old and New Business:**

**A. Golf Course**

Erich Lange said as of today, resident memberships are just under what they were for all of last season and non-resident memberships have exceeded what was purchased last year. Erich Lange said the tee and bunker project began today. The gravel pad for the golf course shop has been installed and paid for. It may be reimbursed by the HOA at a future time. The building will be put up in mid-May or June.

Erich Lange said the new golf course website should be up and running any day now. He is happy with the new POS system.

**B. Beaches and Piers**

Erich Lange and Steven Zabowski met at the beach parking lot regarding kayak racks. They suggested pouring concrete and adding kayak racks in order to accommodate more residents. Sandra Hibbard suggested adding two kayak racks that hold 6 kayaks each. Two racks will be ordered. The racks that hold 8 kayaks have been problematic as people cannot reach the top rack. Sandra Hibbard said they have also discussed putting the paddleboards on a rack instead of having them in the beachhouse. 56 residents have already made a deposit to be part of the paddleboard club. A discussion ensued about having the paddleboards out on the pier locked up.

Bridget Wilkins has been hired to be the beach manager. She will reach out to the employees that worked last summer to see if they are returning.

Alec McGreevy bid on the painting of the piers and another bid is coming as well.

Tom McGreevy said the Lobdell Memorial bench has been moved to a different spot on the pier as there was an issue with the boat slip by it.

A resident was concerned and requested Austin Pier Service come back out as the North pier ramp spaces are not even and partially under water. Sandra Hibbard will reach out to Austin Pier Service.

Sandra Hibbard suggested making an L shaped counter top that is in line with the window at the beachhouse. Stools could be purchased so the employees are not so much lower than residents at the window. Steven Zabowski will purchase a new mini fridge for the beachhouse as well.

There are 24 beach chairs on backorder that hopefully will be here in July.

The Village of Fontana may set capacity restrictions for the number of people allowed at the CCE beach at any given time.

**C. Roads and Parks**

Erich Lange said he had the roofer look at the Castle Gate roof. Cedar shake is \$225/square. Other roofing options may be considered.

The castle gate was discussed. John O’Neill is currently the only bidder. There is another potential bidder but they would not be able to do any work until after Labor Day. It has been difficult to get people to submit bids. The Village of Fontana is ok with shutting the road down for 3-4 days as long as it’s during the week and not between Memorial Day and Labor Day. It was a concern that raising the height would increase truck traffic in CCE. Tom McGreevy suggested

holding off on this until the Annual Meeting. 287 votes have been returned at this time. There have been a number of comments and suggestions about the project. This will be tabled until the next meeting as this cannot begin until after Labor Day.

#### **D. Clubhouse**

Erich Lange spoke to the insurance agent regarding painting the entire Clubhouse. He is working on getting bids at this time. Tom McGreevy moved to use the insurance money and pay what is necessary to have the entire Clubhouse painted. Sandra Hibbard seconded. All members present voted "aye."

Erich Lange said he believes he could put in a fire pit for under \$1,500. Steven Zabowski moved to authorize Erich Lange to build a fire pit not to exceed \$1,500. Derek D'Auria seconded. All members present voted "aye."

#### **E. Website**

No news.

#### **F. Open Dues Invoices**

Open dues are currently \$9,900. \$5,600 is from past years and \$4,300 is current that was due on September 1, 2020. There are 3 homeowners who owe more than 2 years of past dues. A letter was sent to them stating they had 30 days to pay or a lien will be filed against their property. None of them responded or paid. Three liens will be filed that were discussed at the previous meeting. Statements will be sent out to all other homeowners that owe past dues.

#### **G. Other Business**

Steven Zabowski is aware of a potential new accountant. Steven Zabowski will set up a meeting with the accountant for Erich Lange. Carrie Vorpapel will send Erich Lange the HOA documents that are currently handled by the accountant.

Tom McGreevy would like Attorney David Rasmussen to give his legal opinion regarding the conservancy. Tom McGreevy is waiting to hear back from him at this time.

Donations were discussed. The Water Safety Patrol will be given \$1,000.

Derek D'Auria, Steven Zabowski and Sandra Hibbard board seats are up for election. One bio has been submitted at this time.

The next meeting is on May 18, 2021 at 5:30 pm at the Clubhouse.

The meeting was adjourned at 6:26 pm with a motion by Tom McGreevy and a second by Derek D'Auria. All members present voted "aye."

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