

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
JULY 22, 2023 (APPROVED)**

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

Visitors Present – Maj Fischer and Julie Navin

Call to Order – The meeting was called to order by President Tom McGreevy with a quorum present.

Approval of Minutes – The minutes from the Annual 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

Tom McGreevy provided the following update:

- Running well and ahead of pace
- Erich Lange took care the fallen tree over by 5 – a little more clean-up of old tree stumps needed
- reconciliation – HOA reimbursement to Golf Course

B. Beaches and Piers

Sandra Hibbard provided the following update:

- Staffing: recently we've had several staff members who cancelled last minute and did not follow the protocol to find a fill-in. Sandra and Glenn to work with Max to find resolution.
- SUP's: 3 paddle boards were taken to Fontana Paddle Company for repair. Harold at Fontana Paddle said 1 board could be repaired for \$70 and based on the condition of the 2nd and 3rd SUP's, Sandra recommended the purchase of 2 new boards. Scott Vilona moved to purchase 2 new SUP's and Glenn Aldinger seconded. Fontana Paddle Company provided a quote at the same price as last year (which included a 10% discount).
- Suggestions:
 - o Vertical holder for CCE SUP boards on the ramp. It was mentioned that the slots are wider on the south ramp so there should be room to add the vertical holder. This should help reduce the wear and tear on the boards.
 - o SUP's should be launched off the ramp into the channel. Some folks are launching off the beach through the swim area and dragging SUP's through the sand. The staff has been made aware of the launch protocol.

C. Roads and Parks

- Tom McGreevy discussed the email received regarding debris from construction trucks on the road near castle gates. In this scenario, residents should make the Village aware as the roads are their property. Tom called the Village and the next day, they had the street cleaner in CCE.

- Scott Vilona ordered 2 new cameras for the castle gates and the 2 old cameras can be added to the beach front.
- Before winter, we need to get big rocks to protect the castle gates – this was ok'd by Cates – ask Erich Lange to find rocks.

D. Clubhouse – no news.

E. Website – no news.

F. Open Dues Invoices – There is currently \$115,000 outstanding in dues owed. About \$7,100 is from past years.

G. Other Business

- The loan in the amount of \$240,000 has been set up at First National Bank to pay for the tennis/pickle ball courts.
- Tennis Courts: Fencing is going in now then coating will be applied. The grated area will be seeded so it will be VERY important that we mark this area for NO WALKING. It was suggested that we add this to the website too.
- Short-term Rental Complaint on 1023 Tarrant Drive:
 - o 9 cars, very loud, disruptive and using lots of profanity
 - o Granicus complaint logged and non-emergency police called and a total of 3 police cars were on the scene at different times.
 - o This property's occupancy is for 18 people. How are occupancies set per home and is this property in compliance?
 - o Suggested to set meeting with Pat Kenny to explain the frustration with short-term rentals to see what support the Village can provide.
 - o Glenn Aldinger moved and Sandra Hibbard seconded to send a certified letter from the CCE Board to the homeowner of 1023 Tarrant Drive regarding this incident. Sandra to write letter.

The next meeting will be August 9, 2023 at 5:00 pm at the Clubhouse.

Glenn Aldinger moved to adjourn the meeting. Scott Vilona seconded. All members present voted "aye."

Submitted by Sandra Hibbard