

PROPERTY OWNERS' ASSOCIATION of COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
MARCH 16, 2023 (APPROVED)

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

Employees Present – Erich Lange and Carrie Vorpapel

Visitors Present – Edwin and Caroline Boundy, Chris Polkow, Bob Webster, Angelica Wright and Peggy Rasmussen

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

Approval of Minutes – The minutes from the November meeting were reviewed. Scott Vilona moved to accept the minutes as written. Sandra Hibbard seconded. All members present voted “aye.”

Visitor's Comments – A question was asked about the tennis court project. A contract was signed with Poblocki Paving last week. They will begin work when the weather allows. There will be three pickleball courts and one tennis court. The project should be completed by July 1st. Status of Bylaws was questioned. The attorney is finalizing the draft Bylaws. The plan is to share the draft with the residents and vote on them at the Annual Meeting. A concern about the Village of Fontana water notice was brought up. Chris Polkow has had many issues with the water over the past 12 months and had been trying to get the Village of Fontana to do something about it. He has been working with Culligan and said the testing results show it is a biofilm and iron bacteria infestation at Well #4. Other neighbors have had similar issues. He said it has wrecked his appliances. Chris Polkow said he recently went to a Village Board meeting met with the Public Works staff and brought documentation including photos and videos showing the issue. He wanted to bring it up at this meeting to let people know it appears to be a larger problem. CCE sent out an email blast with the notice from the Village and it is also posted on their website and on the CCE website.

Old and New Business:

A. Golf Course – Erich Lange reported on the golf course. There was damage to some trees from the ice storm. There will be a new cart lease this season but the carts aren't in yet. The season will be started with the old carts and replaced with the new ones when they arrive. April 1st is the projected opening date for the course.

B. Beaches and Piers – Sandra Hibbard said the new chairs have arrived. Bridget Wilkins, the manager from last year, has suggested two possible candidates to be manager this year as she will not be returning. Sandra Hibbard suggested including in any future email blast that there are job openings for the summer at the beach. A resident offered the use of a weather meter to be installed down at the end of the pier. This could be connected to the website so people could have access to real-time conditions. Sandra Hibbard will try to get more information. The painting of the piers will be put out for bid this year and include numbering of the ramp spaces.

C. Roads and Parks – Tom McGreevy said the Village of Fontana has been doing a great job with clean up from the ice storm. The castle gate repairs are almost finished except for the painting. This is weather dependent. Scott Vilona said the cameras on the castle gate cannot see license plates clearly. New cameras could be purchased that would have the zoom capabilities to capture license plates. Scott Vilona moved to purchase the two cameras for \$450 each for a total of \$900. Sandra Hibbard seconded. All members present voted “aye.” The old cameras may be used at the beach. Steven Zabowski said quotes will be obtained to put four large boulders around the castle gate to help protect it. Tom McGreevy has reached out for a quote on the fence around the new tennis court. It was suggested to look into installing a conduit before the new court is installed that would allow the possibility of adding lights in the future at the tennis court.

D. Clubhouse – The carpet will be cleaned in the next two weeks.

E. Website – no news.

F. Open Dues Invoices – There is currently \$12,632 outstanding in dues owed. About \$7,000 was from this past year and the remaining \$5,600 is from past years. One resident owes just over \$5,000. Late fee letters will go

out to all homeowners in arrears. There are 20 residents that owe past dues at this time.

G. Other Business –. The insurance premium is due April 1st. Steven will look into getting quotes from other companies.

Scott Vilona moved to adjourn into closed session. Glenn Aldinger seconded. All members present voted “aye.” The meeting was adjourned into closed session at 5:48 pm.

The next meeting is Thursday, April 20th at 5:00 p.m. at the Clubhouse.

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