

Lakewood Shores Property Owner's Association, Inc.

Board of Director's Meeting Agenda – Monday July 20, 2020

At the Beach Club

- I. Call to Order: _____
- II. Roll Call
- III. Public Comment – 2 minutes each
- IV. Agenda
- V. Consent Agenda
 - A. Minutes: Approve Board of Directors Minutes May 11, 2020.
 - B. Minutes: Approve Special Meeting Minutes June 15, 2020
 - C. Director report May/June 2020
 - D. Accept Treasurer's Report: May/June 2020.
 - E. Authorize payment of bills, bank reconciliation-May/June
- VI. Committees/Reports (* = nothing new to report)
 - A. Maintenance – Mike Shinkevich
 1. Meeting minutes July 14, 2020
 - B. Finance Committee – Melinda Marion
 1. Meeting minutes July 14, 2020
 2. Signature Card at PNC
 3. Purchase offers
 - C. Architectural Control Committee – Gina Cinquino
 - 1.
 - D. Roads Committee – *
 - 1.
 - E. Beach Club Committee – *
 1. BCC has not met since March
 - F. Ambassadors Committee –
 1. Newcomer list: May/June
- VII. Unfinished Business
 1. Beach Club opening
- IX. New Business
 - 1.
- X. Public Comment – 2 minutes each

Next regular meeting of the BOD will be held at 5:30 on Monday September 21, 2020.
There will be a workshop before this Meeting-Wednesday September 16, 2020 at 5:30.

Adjourned: _____

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Consent Agenda:

The reports and minutes that have been given are attached. If you have specific questions about any issue(s) prior to the meeting, please call.

Committees/Reports:

Maintenance Committee.

Updates on ongoing work in progress was given by Bernie. Small projects of little or no cost from the Capital Improvement Plan has been what is being accomplished.

Finance Committee Treasurer's Report:

Reviewed Treasurer's Report for May/June to include the Income Statement, Balance Sheet and Capital Budget Overview as well as the Profit & Loss Budget Performance and the Profit & Loss YTD comparison. Melinda had a few questions regarding the reports which Gina answered.

2019 Tax Return Review:

Received 2019 Tax return presented by Graham Accounting, the Michigan and Federal return reflects neither a refund nor a balance due. This is largely due to the depreciation the POA can continue to write off due to all the capital expenditures we have done in the last several years.

Signature card changes at PNC-

All accounts at PNC will need to have Tom Shrier removed and Michael Shinkevich added to the signature card. Accounts to be changed are General checking account ending in 2714, Storage account ending in 3334, Marina account ending in 9742 and Reserve account ending in 4598. The Finance Committee is asking for a motion to approve these changes. (*Motion req'd*)

Purchase Offers:

Purchase offers were presented from John Mandock for lot 983 on Cedarbrook Dr. for \$100.00, from Mac Milton for lot 820 on Pine Tree Tr. For \$100.00 and from William & Susan Bennett for lot 675 on Windimier Way for \$50.00. The Finance Committee is recommending the Board vote to approve these offers. (*Motion req'd*)

Kegeator Purchase:

Gina has presented an idea of purchasing a kegerator for the dining for when we do open, keg beer has been requested and would help cut some cost as draft beer has a huge profit margin. No one on the committee made a comment so this may wait until 2021.

Audit in 2020 for year 2019-

Melinda brought up that this year, with the Covid 19 shut down, would be a good year to do the audit. It has been over 13 years since this development has had an audit performed. Jamie Carruthers Soboleski from Stephenson & Company in Tawas (who's company just performed the audit for Oscoda Township) is willing to come in and talk to the board regarding the audit if we have questions and specific concerns. The board should also discuss the frequency of this type of review, moving forward, so that we can set aside money each year for the future audit or review.

The Architectural Control Committee:

Due to covid during the months of May and June, I have been reviewing all presented applications. Those presented and approved are for a siding/stone placement, detached garage, new home build on Lakewood Dr., one shed, one deck addition, one home addition and an in-ground pool with required fencing and sunroom.

Roads Committee:

Nothing new to report.

Beach Club Committee:

Nothing new to report.

Ambassador's Committee

For the month of May we welcomed three new vacant lot owners and three new homeowners, one of those homeowners currently owns another home in the POA. For June we welcomed four new homeowners to the area. All packets were delivered either by an ambassador or by mail

Unfinished Business: Beach Club opening for August and beyond.

New Business:

Public Comment – 2 minutes each

Adjourned: _____