

Executive Director Report September 8, 2021

The Executive Director's Report provides operational information to the Board of Directors and items on the BOD agenda, in most cases, are not included in this report.

Administration:

- Some delinquent accounts for 2021 Membership Fees will be submitted to collections. This submission will include accounts that I have been deemed as "exhausted efforts", foreclosed, experiencing foreclosure, and/or unsettled estates. Those delinquent accounts that are not being sent have been deemed as collectible with pressure and will be handled internally.
- \$40,039 of 2021 dues billed will be sent to collections. This amount represents 11% which is significantly less than previous years. 2019 and 2020 delinquent accounts were at 17% and 16% on September 1st of those respective years. Admin has enhanced collections efforts prior to submitting to an outside source.
- We are building a listing of all lots in numerical order that will include billable amount, location, and any reason why that account would not be billable. This will answer another accountability/procedural issue raised during the audit. The other answer would be to purchase a POA software program. Although our method takes time, we can look at everything individually and have answered long standing questions within this office. We will use Excel to build our own program.
- We will be recording an Affidavit of Lien on 17 homes within the POA. It is probable that all but 2 of those will pay their back dues once this document is recorded. Some members need a little push.
- Blight has been an ongoing battle, however a lot of "clean ups" have been witnessed. 26 letters of non-compliance were issued, and we reported 2 members to the new Code Enforcer in Oscoda Township last month.

Facility & Amenities:

- We have received \$2,500 in Racquet Club Rentals and \$1,100 in Pavilion Rentals in 2021 so far. Storage fees received are at \$8,991, while dockage is at \$12,032.50.
- We have hosted weekly Bridge Club, a daytime Mahjong Club, and an Evening Mahjong all Spring and Summer. These organizations will continue throughout the year.
- Maintenance replaced the main light fixtures on the Pavilion ceiling this month. A scissor lift was not available for rental, so Jay constructed a safe method to replace them and was assisted by Security for safety reasons.
- The new carpet at the Racquet Club is showing stains and requires some cleaning with spray and rag after most every event. We are working with the Maintenance Committee to determine whether to purchase a shampooer or schedule cleanings at opening and closing of seasons.

Beach Club:

- A study is on the agenda to see exactly how much it costs the POA in utilities etc. when the Beach Club is not open as opposed to closure. The study will consist of 2 complete years (one closed and one open). This will allow us to narrow down the exact subsidy we experienced.

Security:

- 2,567 miles were patrolled
- Water toys were extremely busy in August.
- 7 house walks; 65 drive bys per shift.
- 16 flags out every weekend
- Storage experienced a lot of activity
- No Marina incidents
- Aside from normal activity, Incidents included red tagging of 5 vehicles, 5 trees were blocking roadways, one lost cat and one lost dog, and one report of lights and people in a member's back yard.

Maintenance:

Maintenance is constantly busy with those ongoing tasks that we are aware of.

Below are some issues that are pertinent to the month of August 2021.

- Several downed trees and damaged standing trees were cleaned up across the POA. Reasons included storms with high winds as well as aged trees.
- Bees have been an ongoing problem surrounding the Racquet club and Beach Club. A commercial spray is used to combat them.
- Representatives from UMS were assisted by maintenance to install new water meters at the Racquet Club, Beach Club, Pavilion, and Maintenance Barn.
- We continue to spray for geese as needed. During the rainier times, we must respray, but the fight is being won. It is understood that the 2021 summer season has seen a large increase in the goose population in other areas of Cedar Lake. LOL
- The foot wash station at Lake Huron Beach has been replaced. Two sections of the boardwalk were added.
- The drain at Kingswood Pond was repaired to allow a blocked flow.
- Overhead light fixtures were replaced at the Pavilion.
- The tailgate of the Maintenance truck has rusted off.