

COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION (CCEPOA)
BOARD OF DIRECTORS MEETING
July 20, 2024

Approved 10/05/2024

Call to Order

President Frank Lacey called the meeting to order at 9:10 a. m. on July 20, 2024, at the Zellers home.

Roll Call

Board members present:

Frank Lacey, Pat Sykes, Bonnie Walker, John Welch, Susan Wellener, and Lorraine Zellers attended in person - all directors were present.

Review of Minutes – May 11, 2024

Lorraine distributed the draft minutes for the regular meeting of May 11, 2024. Barry had one correction, i.e. "Serka" was misspelled – should be "Serca" which is "acres" spelled backwards. Additionally, he discussed that instead of removing the 4 properties that challenged their membership in the association, we keep them in the list, but mark them as "do not bill". Barry made a motion, seconded by John, to approve the minutes with the revisions noted. The motion passed unanimously.

Treasurer's Report

Susan presented the treasurer's report through July 20, 2024. She reported dues receipts in the amount of \$5340, with \$2640 still outstanding, \$740 delinquent. She said that all dues are being deposited into the M&T account. Savings account balance at M&T is \$6836.01; the WIX deposits still go to the checking account at Applied Bank.

At the last meeting the board asked Barry to send a test "dues reminder" to see if it was possible to send dues notices via email rather than an actual print mailing. Barry reported that he sent the notice on May 24th. Susan confirmed that several homeowners responded in May and one recently in June. There are approximately 24 properties who are past due. Barry will do another reminder notice at the end of July.

A decision about a delinquent dues mailing will take place at a later date. Susan will take a harder look at those who have been delinquent for some time and report back.

Committee Reports

There were no committee reports.

OLD BUSINESS

Annual Meeting & Picnic

Frank then focused on the process for the Annual meeting and the picnic plans.

Nominations to the Board

Frank reminded us that the annual meeting notice needs to be sent by 8/7. He asked Barry to head the nominating committee for the annual meeting. Frank, Susan and John are up for election; requests for nominations for other potential directors should be solicited.

Barry will send a notice through Constant Contact and Lorraine will post the meeting notice and flyer on the website and community bulletin Board.

We discussed handouts to be made available for the Annual Meeting:

- Agenda – Frank will create
- Annual meeting minutes – Lorraine will print
- Treasurer’s report – Susan will print/get the treasurer’s report to Lorraine
- Association accomplishments
- Suggestions from homeowners for 2024 donations

Picnic Update and Task List

The board approved Sunny Bay as the caterer. Barry confirmed 80 lunches; he and Frank will meet with them beforehand to review the details.

He provided picnic notes from last year:

Menu (Sunny Bay)

Roasted ham/American cheese on a potato roll

Chicken Salad on a potato roll

Half of the sandwiches w/LTM; half without

Provide mustard and mayo packets instead of bowls

Lunch includes Greek pasta salad & potato salad & Chocolate chip cookies, bagged chips

Plates, utensils & napkins are included.

CCE

Frank – will send invites to Chief Banks, Mayor and City Manager, will place the signs (14) – need by 8/22

Lorraine – will get tablecloths, waters (3 cases 16 oz); diet cokes, sprites (2 cases of minis); folding tables & card table, 2 large & 1 small cooler, cleaning supplies, broom, bucket, rags/etc., 3x5 cards for questions from the floor

Bonnie – will get labels & markers to Lorraine beforehand

Pat – 10-12 plants for the tables

Barry – will bring leaf blower

Susan – will print the numbers for the yard signs and get the portable sound system to Lorraine

*Set-up - 10 a.m. (Barry, Frank, Lorraine, Pat, John)

Presentations/Speakers

Frank indicated that he wanted to keep the meeting to a reasonable timeframe. His recommendation was to invite Chief Banks and the 2 newly elected commissioners and give them 2-3 minutes to introduce themselves. Barry also recommended that the mayor and city manager be invited for lunch just to mingle, not to speak.

Frank made a motion seconded by John to approve up to \$1500 for picnic expenses.

Update on change of Banks

Susan reported continued problems with sign-in. Barry will work with her after today's meeting to resolve any issues.

Constant Contact

Barry reported that he received a suggestion from a homeowner that the association provide a list of approved contractors. A discussion ensued about the pros and cons. The board was not in favor or pursuing this, as there are other sources who already provide this kind of information, i.e. Next Door. Barry made a motion, seconded by John, that the association do not use Constant Contact to make recommendations or approvals for contractors/services. The motion carried unanimously.

NEW BUSINESS - No new business was discussed

Next Meeting Date

October 5, 2024, at 9:00 a.m. (Executive meeting)

There being no further business, the meeting was adjourned at 10:51 a.m.

Respectfully submitted,

Lorraine Zellers
Secretary