

STRAWBERRY POINT BLUFFS HOA 2024 ANNUAL MEETING MINUTES

Meeting convened by HOA President Jim Dwyer at 7pm at the Hamburg Senior Center on Tuesday, April 16, 2024. Meeting called to order. All six Board members were present. Jim made a few introductory remarks and then had everyone introduce themselves. An attendance sheet was passed around.

Report of HOA Officers

Tod Dalrymple, HOA secretary, read the 2023 Annual Meeting minutes. Tod highlighted that the JAC was a large part of the discussion in 2023. Weed control on the chain of lakes was discussed and weed issues at the park. Election of HOA board members was another key part of the HOA annual meeting. Role was taken (sign-in sheet) and there were 16 voting households in attendance in 2024 (list at end). 26 voting households are required for a quorum.

Mike Donovan, HOA Treasurer, reported on the finances of the HOA. Mike noted that the two insurance policies were the largest items in the budget. Because of the dues increase to \$125 per year, the finances are in pretty good shape. Nine households have not paid their dues. Fiscal year for the HOA is May 1 to April 30th. The actual bank balance as of 4/15/2024 was \$25,406.

Mike Gambino commented that we might want to save this via a CD to earn some interest.

There was some mention that the HOA does not pay property taxes on the park, but we do pay property taxes on the other two "swamp lots". Laura Gambino commented that we might want to consolidate the park lot with the adjacent swamp lot in order to reduce the property taxes paid. Mike Gambino raised the question of why don't we sell the other (non-adjacent) swamp lot.

John Greko, HOA board member and JAC president, gave a report on activities at the Park. The front gate was installed last year and Nancy has volunteered to paint it this year. The Pontoon slip lottery has been held and slips allotted. The slip donation was raised to \$500 for 2024, and all 12 donations were collected. John went through a description of the various maintenance items – tables, port-o-potty, mow-daddy, etc. An anonymous donor purchased 3 new picnic tables for 2024. The seawall reinforcement was included as a maintenance item in the 2024 JAC budget for \$1200. Rocks will be delivered at 10am this coming Saturday, April 20th and volunteers were solicited. Other items:

An extension to the boat launch dock (Diversified Dock). \$1500.

Anchors and chain for the swim raft. \$500

New cement section to be installed July 22-29. ~\$2000. No one will be able to use the boat ramp from July 22-29 as the cement cures.

Gravel for the driveway, \$1200.

There was a discussion about a new key fob system for the front gate. This has not been approved by the two HOA boards, but HOA input was solicited. John commented that there seem to be many non-HOA members that have keys to the park today. There was a pretty lively discussion. Rae Reese commented that they had this type of system where they lived before and it worked well. A question was raised: What about when it doesn't work? What is the back-up plan? John asked how many people would be in support and most everyone raised their hand. No dissent. Comments were made about doing this in the off-season and to communicate to the entire subdivision as early as possible.

Pontoon Slip allotment/drawing: There were quite a few comments from the audience about the pontoon drawing. Rae Reese commented that people should be required to bring their pontoon registration to the drawing to prove that they own a boat. She said "change the process". Nancy Greko agreed. Laura Gambino mentioned that she could get the rules used at another sub (? White Lodge?). Jim Dwyer commented that we have in the past relied on people being honest and abiding by the rules.

There were several people in the room that agreed that we needed stricter rules and stronger adherence to the rules.

HOA Board Voting

Jason Garrity and Jim Dwyer were reelected as continuing members of the board.

Laura Gambino nominated her husband Mike Gambino and he was elected to the board as well.

HOA New Business

Jim opened the meeting to new business and asked for any comments. No new business issues were raised. There really was no new business, but Marge Allen opened a discussion about the pontoon docking suggested donation being raised to \$500. She asked who approved this and was told it was voted on and approved by both our Board and the Strawberry Hills Estates Board. This increase was due to increased maintenance costs at the park. She felt the pontoon docking donations were paying for all of the park expenses. Several Board members indicated that was not the case and the Boards pay for major improvements out of the general funds. Marge also indicated that she felt that the pontoon docking donation amount was being “dictated” and was not a donation. The Board members disagreed with this assessment.

It was announced that Ashley Garrity committed to take over the management of the HOA website at no cost.

Mike Gambino made the motion to adjourn, Tod Dalrymple seconded.
Motion to adjourn the meeting was carried. Meeting adjourned.

Respectfully Submitted,
Tod Dalrymple, Secretary Strawberry Point Bluffs HOA April 17, 2024

-- Attendees:

- 1 Allen, Margery
- 2 Birkhold, David & Martha
- 3 Dalrymple, Tod
- 4 Donovan, Mike
- 5 Dwyer, Jim
- 6 Dziuba, Douglas & Lou
- 7 Gambino, Mike & Laura
- 8 Garrity, Jason & Ashley
- 9 Greko, John & Nancy
- 10 Reese, Charles & Rae
- 11 Sullivan, Tom & Debbie
- 12 Swanson, Anne
- 13 Swanson, Dave
- 14 Taylor, Don
- 15 Treat, Scott
- 16 Vermillion, Chuck

Past HOA Board members present at the Annual meeting:

President:	Jim Dwyer	lakeside
Vice-President:	Scott Treat	lakeside
Treasurer:	Mike Donovan	off-Lake
Secretary:	Tod Dalrymple	lakeside
Access Committee:	Jason Garrity	off-Lake
Member at large:	John Greko	off-Lake

New HOA Board members going forward:

Jim Dwyer	lakeside
Scott Treat	lakeside
Mike Donovan	off-Lake
Jason Garrity	off-Lake
John Greko	off-Lake
Mike Gambino	lakeside