

Strawberry Point Bluffs HOA 2026 Annual Meeting Minutes

Meeting convened by HOA President Jim Dwyer at 7:05pm at the Hamburg Senior Center on Tuesday April 21, 2026. Meeting called to order. All 6 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

Mike Gambino, HOA Secretary, read the 2025 Annual Meeting minutes. Roll was taken and a sign in sheet was passed around. 16 households were in attendance.

Mike Donovan, HOA Treasure, reported on the finances of the HOA. At the time 14 homes had outstanding dues. Mike thought the finances were in pretty good shape. At the time our balance was \$27,409 as of May 1st 2026. Mike passed out copies of a 6-year rolling cash report. Mike mentioned \$15k went into CD's earning interest of \$347. A big thanks to Jim Dwyer for taking care of this.

John Greko, HOA board member and JAC President, gave a report on activities at the park. John said the park was coming along nicely and would continue with improvements as needed. John mentioned getting more new picnic tables, and we would keep the round tables. He also talked about getting a different type of gravel to use at the park and it would be around \$1200. John mentioned that he would like to sell the old rolling dock and that we overseeded the park last year. Items like lawn care, trash pickup, porta john rentals have all gone up for 2026.

New Business

Jim opened the meeting and asked for any comments. John Greko presented information about getting a new sign for the park as the other one fell apart. He said he wanted to add grass seed and mulch to the pontoon area. John talked about a community day for both associations on May 2nd at 12:00pm. He had a list of items for people to bring to help keep up with the cleanup of the park. John thanked Katie Donovan for a great job with the Easter egg hunt.

Unfinished Business

A question was asked about how the key fobs worked. John Greko responded saying they only had an issue with a couple of them and that problem has been rectified.

Don Taylor asked if there would be any improvements to the boat ramp at the park. John Greko responded that they had looked into it and it would cost \$50k to have it fixed.

HOA Board Voting

Jim Dwyer was re-elected.

Mike Gambino was re-elected.

Jason Garrity was re-elected.

HOA Board Members going forward

Jim Dwyer lakeside

Scott Treat lakeside

Mike Donovan off-lake

Mike Gambino lakeside

Jason Garrity off-lake

John Greko off-lake

Mike Gambino made the motion to adjourn. Gary Fett seconded. Motion to adjourn the meeting was carried. Meeting adjourned at 7:43pm.

Sincerely,

Mike Gambino (HOA Secretary)