

Petite Lake Highwoods association

Annual meeting minutes for September 23, 2017

1. **Meeting called to order:** 10:00 am. A presentation and Q&A with sheriff's deputy Roman Buchberger, who spoke about Neighborhood Watch and other common-sense methods of being a more vigilant neighbor, started the day. The main meeting started at 10:45 am.
2. **Officers Present:** Toni Woodmaster, Bob Leavitt, Rachel Johnson, Mark Johnson, Sam Terranova, Andrea Herron
3. **Officers Absent:** Marlene Perez
4. **Introduction of new members:** Wahita Reuter, Jereme & Samantha Olsen, Mary Sena
5. **Present & adopt agenda:** Cathy Brooks made a motion to accept the agenda. Andrea Herron seconded. A vote was taken, all ayes.
6. **Read and approve minutes from 09-17-16 annual meeting:** Andrea Herron made a motion to accept minutes. Pete Eiseth seconded. A vote was taken, all ayes.
7. **Election of officers:** Bill Brooks volunteered to preside at the election of new officers.
 - A. **President:** Bob Leavitt nominated **Toni Woodmaster**, who accepted. Cathy Brooks seconded, all ayes.
 - B. **Vice president:** Andrea Herron nominated **Nina Whittaker**, who accepted. Pete Eiseth seconded. Cathy Brooks nominated **Mary Sena**, who accepted. John Pinski seconded, a vote was taken and **Nina Whitaker** won.
 - C. **Treasurer:** Andrea Herron nominated **Shannon Turk**, who accepted. Rachel Johnson seconded, all ayes.
 - D. **Secretary:** Andrea Herron nominated **Bob Leavitt**, who accepted. Cathy Brooks seconded, all ayes.
 - E. **Beach Commissioner:** Andrea Herron nominated **Joe Kozlowski**, who accepted. Sandy Lehe seconded, all ayes.
 - F. **Park Commissioner:** Andrea Herron nominated **Sam Terranova**, who accepted. Pete Eiseth seconded. Sam Terranova nominated **Andrea Herron**, who declined. All ayes for Sam.
 - G. **Road Commissioner:** Bob Leavitt nominated **Mary Sena**, who accepted. Rachel Johnson seconded, all ayes.
8. **Public comment:**

Terry Triplett—voiced his concern regarding neighbors who do not mow their yards or properties. It was suggested that he, and other PLH members, contact Lake County to report these issues. Since the Lake County code compliance officers are so over-worked, this often results in little or no success. A quick review of the By-Laws showed that the PLH Board may hire someone to cut the grass and then bill or lien the offending owner accordingly. This will be discussed and pursued at regular meeting(s).
9. **President's report:**

Toni extended thanks to the Board for their dedication and hard work for the good of Petite Lake Highwoods. Thanks, also, to Nina, Mary, Joe and Shannon for stepping into vacant board positions.
10. **Other reports:**

Andrea—reported that the new wood seawall at the main beach/park has been completed. The project was completed earlier than expected and cost less than budgeted for. Thank you Andrea!

Andrea—reported that the pier re-configuration project has been completed. This project was decided on at regular Board Meetings using monies saved from the seawall project and this year's lack of a beach cleanup. Basically, the swimming area was shortened

and the pier structure comprising the "half-slips" was moved. So, without actually adding any more pier structure, we were able to effectively gain 4 full-sized boat slips! Thank you, Andrea, for getting prices and overseeing this project!

11. **Treasurers report, audit report and budget:** The Petite Lake Highwoods fiscal year runs from September 1st to August 31st, which is why the Annual Meeting is typically held in September.

Joe Kozlowski, Shannon Turk and Barb Terranova audited the books on September 16th, 2017.

This year's assessments for the typical one house on one lot will be \$200.00 (plus \$30 for each additional lot), which is down from last year's assessment of \$218.00.

Per New Business item "A", below, it has been discussed at monthly meetings that several PLH members become licensed in order to apply channel weed abatement chemicals ourselves. Even after the costs involved with doing this (training classes, licensing fees, chemicals, etc.), PLH could potentially save some money. Bob Leavitt proposed to keep the budget as is, but to still pursue the weed chemical licensing. If we do our own weed abatement, any extra monies would go into the general fund for now. Joe Kozlowski seconded this proposal.

12. **Acceptance of proposed budget:** Mark Johnson made a motion to accept the budget, Joe Kozlowski seconded. A vote was taken, all ayes, budget is accepted.

13. **New business:**

A. **Discuss weed abatement options:** As mentioned above in the budget report, it had been discussed that several PLH members become licensed in channel weed control. Mark Johnson, Andrea Herron and Joe Kozlowski volunteered to pursue this course of action.

B. **Discuss options for cleanups and other special projects:** Sam believes that we will probably have to hire outside help with projects if volunteers are not available. This will be considered and decided as needed.

14. **Old business:**

A. **Neighborhood Watch:** A reminder to all residence to be vigilant and call the proper authorities in the event of problems.

Thank you to Joe Kozlowski for arranging the discussion with Sheriff's deputy Roman Buchberger before our meeting.

Joe and other volunteers will be working hard to maintain a current list of member's emails. This is a great way to spread neighborhood information quickly and efficiently.

B. **Maintain welcome committee:** The welcome committee will still be headed by Andrea Herron and Toni Woodmaster.

C. **Update signatures with new board members:** All required members will have their signatures updated on our bank accounts.

15. **Adjournment:**

Meeting adjourned at 11:30 a.m.

Submitted by Bob Leavitt, Secretary