

**POALH Board of Governors
Meeting Minutes
November 14, 2020**

The meeting was called to order at 9:05 am by Cindy Biancamano via a virtual Go-To online meeting.
Board members in attendance: Cindy Biancamano, Angela Buccheri (joined at 9:07 am), Hema DeSilva (joined 9:06 am), Jason Griffing, Evelyn Passan, Gary Petersen & Kathy Sabo
Board Members Absent: Dave Edgington & Corinne Halliday
Association members in attendance: Lee Griffin - Treasurer, Ed Bader - Tax Collector

Minutes: *Hema DeSilva made a motion to accept the minutes of the October 14, 2020 board meeting. Evelyn Passan seconded. A vote was held, and all board members present agreed (6 yes). (Angela Buccheri was not in attendance for this vote.)*

Public Comment: None

Financial Reports:

- **Treasurer:** Lee Griffin previously emailed his treasurer's report to all board members. Since the last board meeting, we have received \$3,130.27 in income. Expenditures were \$4,808.55 Account balances as of November 13, 2020 are \$243,127.39, bank statements have been reconciled and all bills have been paid.
- **Tax Collector:** Ed Bader reported on the one delinquent July 1, 2019 property tax account that is in bankruptcy. The property owner has agreed to a payment plan set out by our attorney which covers both the current and prior year's tax delinquencies plus interest and lien fees. If the property owner makes their monthly payments, the Association should receive the entire amount of delinquent taxes, interest and lien fees by early February 2021. Tax collections of July 1, 2020 tax revenues are at 99.7% of billed tax revenue. There are four delinquent accounts for 2020. Demand notices for payment will be sent out in late November 2020 with notices to delinquent accounts that if payment is not received by December 15, 2020, a lien will be placed on the property and the account will be turned over to our attorney for collection.

President's Report: Cindy Biancamano received an email from a new member at 145 Lake Shore Drive requesting to put up an electrical pole on association property (Little Beach) to run electricity to a pontoon boat. The pole would be for everyone's use. Cindy Biancamano thought it might be a positive thing for everyone to use. Gary Petersen would not be in favor of putting private electricity on association property.

Evelyn Passan made a motion to go into Executive Session. Jason Griffing seconded. A vote was held, and all board members present agreed (7 yes).

Regular Meeting was suspended at 9:14 am

Executive Session: Question & Answer session with Attorney Cohen regarding Byron/Wright property dispute and Gegan property.

Regular Meeting resumed at 10:11

Jason Griffing made a motion to end the Executive Session portion of the meeting. Kathy Sabo seconded. A vote was held, and all board members present agreed (7 yes).

President's Report (cont): Regarding the electrical pole Kathy Sabo commented that the pole would be on association property, but the pole would be in the association member's name and go to his electric bill. Will the homeowner graciously pay to let association members use it forever? Jason Griffing asked if the homeowner gets to pick and choose who gets to use it? Gary Petersen asked what if someone else wants to put a pole by First Beach or Second Beach? He does not think it is a good idea. It was noted there already is a pole at second beach that people use to charge their boats. Kathy Sabo noted that if we wanted to have a pole at Little Beach it should be put in and paid for by the association. Hema DeSilva does not agree with anyone using electricity and the association paying for it. It was noted that association members already use the electricity at second beach to charge the batteries on their pontoon boats. Gary Petersen noted the electricity use is of very little cost. Association members charge their cell phones, etc. at the pavilion. Kathy Sabo commented that people use electricity and the internet at First Beach and the electricity at Second Beach but would like to see some hard numbers on electricity usage costs before agreeing to put up another pole for a "charging station." It would be like any other amenity the association offers. If the member is asking for it, I think we should consider it and look at the

cost. Cindy Biancamano thought the main cost would be putting in the pole. She thought perhaps that he could just plug his boat in at First Beach or Second Beach instead seeing that there is something already in place there. Angela Buccheri thought that if this was not a huge cost and it is something we are considering; it should be put into place at Third Beach instead of Little Beach as more people would have access to it there. Evelyn Passan felt that people were told in the past that they could not charge their pontoon boats at First Beach Pavilion. There are a lot more people who want pontoon boats and are looking for a place to charge. Hema DeSilva feels that all pontoon boats should rely on solar power for charging at no cost to the association. Lee Griffin suggested that we already have the provision in place at Second Beach with a power pole so we should make that a designated charging facility. All board members agreed with this approach with the exception of Hema DeSilva.

Committee Reports:

- **Strategic Planning:** Hema DeSilva acknowledged that he has not received anything for strategic planning for the future from any association members or board members with the exception of Kathy Sabo. He has a couple of calls into various people to look into getting state support for the dam.
- **Lake Quality:** Cindy Biancamano reported that she has signed the contract to develop our Watershed Management Plan totaling \$4,900.00.

Old Business:

- **Geese:** This topic will be discussed in depth at our January meeting.

New Business:

- **Virtual Meetings:** Kathy Sabo would like to put something in the by-laws so that the board can continue to meet and vote virtually all year long if we would like to, even after the pandemic is over. Hema DeSilva commented that he believes that you can meet virtually but you cannot vote virtually. Ed Bader commented that you can only meet virtually due to the law of the executive order of the governor but once the executive order has been rescinded you have to go back to in person meetings. Evelyn Passan stated that she has been part of boards that have taken votes virtually in the past. Ed Bader stated we cannot because we are a municipal tax district. Cindy Biancamano will look into it. Board members feel this is out of date with today's technology.
- **Special Meeting:** Cindy Biancamano will look into setting up a date for another executive session so we can discuss further.

Kathy Sabo made a motion to adjourn the meeting. Angela Buccheri seconded.
The meeting was adjourned at 10:36 a.m.