

# LAKE HOLIDAY COUNTRY CLUB

## Minutes of Board of Directors Regular Meeting

**Date/Time/Place:** 25 Jan, 2022; 6:31 pm, Club House Great Room

### Directors in Attendance:

Robert Adams, Elizabeth Hair, Betka Hardgrave, Mary Lewia, Pat Majewski, Cathy Melcher, Darrell Melcher, Ed Noble, Stephanie Ryan and Bill Quirk.

Directors on the video conference: Jon Reedy was a viewing participant but not a voting member due to video/technical difficulties.

Directors absent: None

Invited Attendance: Mike Goodwin, General Manager, on video conference.

Note: Microsoft TEAM conferencing software was used; John Stover provided technical support with new support staff, Judy Schumer, in training.

TOPIC:	DISCUSSION:
Agenda Approval	<p><b>Motion:</b> Director Ryan motioned to amend the agenda to include the Restaurant Survey and RFP Tab as part of the agenda.</p> <p><b>Action:</b> In favor: 3 Directors (Hair, Adams, Ryan) Opposed: 7 Directors (Hardgrave, Lewia, Majewski, C. Melcher, D Melcher, Noble, and Quirk) <b>Motion denied.</b></p> <p><b>Motion:</b> To approve the original Agenda as presented.</p> <p><b>Action:</b> In favor: 9 Directors (Adams, Hair, Hardgrave, Lewia, Majewski, C Melcher, D Melcher, Noble, and Quirk) Opposed: 1 Director (Ryan) <b>Motion carried.</b></p>
Open Forum	<ul style="list-style-type: none"><li>- Derrick Charles (Restaurant Subcommittee) spoke about working together towards getting the Restaurant up and running.</li><li>- Lisa Cox (Restaurant Subcommittee) spoke about being discouraged with how the Master Planning Committee (MPC) handled the topic to disband the subcommittee once the survey was completed and how the members of the Subcommittee are informed of how the process works. The tab to disband presented by the MPC was submitted 30 to 20 minutes prior to the MPC meeting.</li><li>- Rita Nieman indicated she was disturbed how the Restaurant Survey was constructed so as to force members to a certain decision. She felt the results of the survey may not accurately reflect what the community wants. She has spoken to others who feel the same way, that the Subcommittee only identified options of where they wanted the restaurant and type.</li></ul>

	<ul style="list-style-type: none"> <li>- Shane Bowen spoke concerning the Restaurant in the Club House; was concerned about the loss of a resource where the community can go and use. He is opposed to any restaurant in the Club House and suggested building another building to house a bar and grill/restaurant. He felt putting a restaurant in the Club House would take a right / amenity away from the community and money would be made from what community members pay for (the Club House).</li> <li>- Director Hair, per agreement with President Majewski, addressed certain processes concerning the Restaurant Subcommittee. She referenced Policies, Rules and Procedures 12, that governs Committees and clarified some of the comments made during Open Forum. She specifically referenced formation and dissolution of subcommittees, processing requests for proposals and the responsibilities of chairs and members. (See PRP 12)</li> </ul>
<b>Tab 1 – Approval of previous BOD meeting minutes (Director Hair)</b>	<p><b>Motion:</b> Moved to approve the 23 Nov 2021 Board minutes.</p> <p><b>Action:</b> 10-0 (unanimous). <b>Motion carried.</b></p>
<b>Tab 2 – President’s Report (Director Majewski)</b>	<ul style="list-style-type: none"> <li>• The office was closed for COVID for the safety of staff and members</li> <li>• Allied Universal Security Services took over on Jan 1.</li> <li>• Beach II continues but was delayed to weather.</li> <li>• Greenway will create a site plan to double the parking at the Clubhouse and include dedicated spaces for boat trailers and food truck.</li> <li>• Buildings, Grounds and Safety Cmt are working on refurbishing the Clubhouse for the 50<sup>th</sup> anniversary of Lake Holiday.</li> <li>• There have been two copies of the LH Newsletter using the new software, Publisher; an addition to the Board’s Microsoft Office suite.</li> <li>• Master Planning is working on the community survey.</li> <li>• The Restaurant Survey was completed but has yet to be reviewed by Master Planning.</li> <li>• The two LH Office part-time positions consolidated into one has been filled by Judy Schumer.</li> <li>• The LH Office contacted current members with the new configuration of the marina slips. Longer boats were moved to the outside and slips renumbered.</li> </ul>
<b>Tab 3 – General Manager’s Report (Mike Goodwin)</b>	<ul style="list-style-type: none"> <li>• <b>Front Gate Barrier Controllers:</b> continue to be problematic. The GM acquired proposals for new barriers from BK Solutions, Golden Seal Enterprises and MC Fence and Deck. BK Solutions’ quote in the amount of \$11,332.14; Golden Seal Enterprises are not currently providing complete install service for gate operators; and MC Fence and Deck has not yet responded. The GM recommended a full replacement through BK Solutions with funding from Replacement Reserve with a Not to Exceed (NTE)</li> </ul>

	<p>of \$12,500 (to allow for potential material price changes due to time passage since proposal).</p> <p><b>MOTION:</b> Director Hair motioned to accept the GM's recommendation and purchase the barriers from BK Solutions with Replacement Reserve funds at a NTE amount of \$12,500.</p> <p><b>ACTION:</b> In Favor: 9 Directors (Adams, Hair, Hardgrave, Lewia, Majewski, C Melcher, D Melcher, Noble and Quirk) Abstain: 1 Director (Ryan) <b>Motion carried.</b></p> <ul style="list-style-type: none"> <li>• <b>Allied Universal Security Services (AUS)</b> assumed operation of the LH Entry Gate and Patrol Services on January 1, 2022. The HelAUS reporting and tracking system is currently being configured and, when fully implemented, will allow tracking and reporting of Patrol Services throughout the community to AUS and LHCC management.</li> <li>• <b>Beach II Schedule Update:</b> Ron Whitfield, Pine Knoll Construction, provided an updated schedule for completion by late spring or early summer.</li> <li>• <b>Undeveloped Area Roadwork and Drainage Improvements:</b> The maintenance crew, with Don and Ben Cook of Keystone Builders, have made excellent progress improving the drainage and surface of the emergency exit route to Ebenezer Church Road and the waterfront roads in sections 6A and 6B. Additional work is planned as the weather and scheduling allows.</li> <li>• <b>Clubhouse Table Replacement</b> has been partially completed with 20 direct replacements for existing tables; the new additions and the two table carts are on order.</li> </ul>
<b>Tab 4 – Treasurer’s Report (Director Noble)</b>	Director Noble identified the Treasurer’s Report includes both Nov and Dec as there wasn’t a Board meeting in Dec. The Financial health of Lake Holiday is in good shape and the audit conducted by Decker & Company, Inc. reflects that.
<b>Tab 5 – Committee Reports</b>	Director C Melcher provided corrections to the Restaurant Subcommittee minutes (as part of the Master Planning Committee) as the Subcommittee minutes had not been approved in the MPC meeting. President Majewski said they would be struck from the record.
<b>Tab 6 – Communication Committee Update (Director Lewia )</b>	<p><b>Informational Only</b></p> <ul style="list-style-type: none"> <li>-The Communications Committee is involved with updating technology usage at the clubhouse in the great room and suggested a Request For Proposal (RFP) to fix / rework cables; to update the WIFI configuration; and introduced the new support person, Judy Schumer.</li> <li>-The committee also will be collaborating with the office to make changes to the format of the Lake Holiday website.</li> <li>-It is also recommended that a mobile cart/desk be acquired to house computer, monitor/speakers for meeting broadcasts.</li> <li>-The committee is recruiting volunteers to assist, either through virtual meeting support, editing current documents onto the website,</li> </ul>

	making them user friendly, writing articles for the website and newsletter, sharing technology expertise.
<b>Tab 7 – Fireworks Expense (Director Majewski)</b>	<p><b>Issue:</b> The company that performs our fireworks display on July 3<sup>rd</sup> requires additional funds in order to provide the same level of service. Due to supply chain issues, the cost has changed from \$7500 to \$8800, a difference of \$1300.</p> <p><b>Recommendation/Motion:</b> Approve \$8800 for July 3<sup>rd</sup>, 2022 fireworks display with the additional funds (\$1300), coming from undesignated funds.</p> <p><b>ACTION:</b> In favor: 9 Directors (Adams, Hair, Hardgrave, Lewia, Majewski, C Melcher, D Melcher, Noble, and Quirk.) Opposed: 1 Director (Ryan) <b>Motion carried.</b></p>
<b>Executive Session</b>	<p><b>MOTION:</b> Director Majewski moved for the Board to go into Executive Session to discuss a contract.</p> <p><b>ACTION:</b> 10 – 0 unanimous <b>Motion carried.</b></p>
<b>Contract Discussion</b>	<p><b>MOTION:</b> Director Hair moved to terminate the contract.</p> <p><b>ACTION:</b> 10 – 0 unanimous <b>Motion carried.</b></p> <p><b>MOTION:</b> Director Ryan moved to send out 3 RFPs:</p> <p><b>ACTION:</b> In favor: 1 (Ryan), Opposed: 8 (Hair, Hardgrave, Lewia, Majewski, C Melcher, D Melcher, Noble, Quirk), Abstain: 1 (Adams) <b>Motion denied.</b></p> <p><b>MOTION:</b> Director Noble moved to send out one RFP.</p> <p><b>ACTION:</b> In favor: 9 (Adams, Hair, Hardgrave, Lewia, Majewski, C Melcher, D Melcher, Noble, and Quirk; Opposed: 1 (Ryan). <b>Motion carried.</b></p>
<b>Executive Session</b>	<p><b>MOTION:</b> Director Lewia moved for the Board to go into Executive Session to discuss a personnel issue.</p> <p><b>ACTION:</b> 10 – 0 unanimous <b>Motion carried.</b></p>
<b>Announcements / Adjournment</b>	<p>The next Regular Board Meeting will be 22 Feb 2022, at 6:30 p.m. in the Clubhouse Great Room.</p> <p>Meeting adjourned at approximately 9:30 pm.</p>

Respectfully Submitted,  
Elizabeth Hair, Board Secretary