

LAKE HOLIDAY COUNTRY CLUB

Minutes of Board of Directors Regular Meeting

Date/Time/Place: 09/24/2019 / 6:30 p.m. / Clubhouse Great Room

Directors in Attendance: Richard Traczyk, John Stover, Anthony Morelli, Jarret Tomalesky, Paul Battista, Peggy McClurken, James Coates, Keri Mounts, Ed Noble (via phone), Robert Middleton

Absent: Betka Hardgrave

Invited Attendance: Mike Goodwin, General Manager

Audio Recording: Peggy McClurken, Secretary

Call to Order: The meeting was called to order at 6:30 with a quorum present.

TOPIC:	DISCUSSION:
Agenda Approval	Request by McClurken to add a Tab for Approval of Updated Master Plan. Motion: (Traczyk) To approve Agenda as amended with Tab 7 added for Approval of Updated Master Plan. Action: Vote 10-0 (unanimous). Motion carried.
Open Forum	Topics included an update by Master Planning Committee Chair Pat Majewski on the lot swap initiative and conversion of LHCC-owned lots to common area; and comments by Lake Committee Co-Chair Jon Reedy and two residents on the impacts of sand flowing from Beach II to neighboring properties.
Tab 1 – Approval of Minutes	Motion: (McClurken) To approve Minutes of August 27 Regular Board Meeting. Action: Vote 10-0 (unanimous). Motion carried. A review of Minutes of Annual Meeting of October 28, 2018, took place with provisional approval by Board for Minutes to be presented to membership for official approval at 2019 Annual Meeting on October 26.
Tab 2 – President's Report	Topics included review of the Annual Meeting on October 26 and the Organizational Meeting to follow on October 29; update on installation of new stop signs; confusion regarding the Lot Swap letter that was sent to lot owners in Section 8A; and updates to PRP 9 regarding new Waste Management policies enacted in August. Motion: (Morelli) To cancel the October Regular Board Meeting on October 22 unless there is urgent business. Action: Vote 6-4 (Middleton, Coates, McClurken, Tomalesky, Noble, Traczyk in favor; Mounts, Stover, Morelli, Battista opposed). Motion carried.

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Tab 3 – General Manager’s Report	Topics included an update on the completion of road work; marina issues with non-flexible connections to anchors; how to best address Beach II sand flow issues; and Aqua overflow communication issues.
Tab 4 – Treasurer’s Report	The monthly Treasurer’s Report was presented and accepted without comment.
Tab 5 – Committee Reports	Committee reports were accepted without comment.
Tab 6 – Simms Parcel	Particulars were presented regarding the Simms parcel – waterfront Lot #526 on Lakeview Drive, adjacent to marina and clubhouse – which is being offered for sale to the Board for \$150,000. By general consensus, no action was taken at this time.
Tab 7 – Approval of Updated Master Plan	<p>The updated Master Plan, originally presented by MPC for approval in June and tabled for Board revisions, was again revisited, minus revisions, for approval by the current Board.</p> <p>Motion: (McClurken) To approve the revised Master Plan for 2019 – 2028 as submitted by MPC in June.</p> <p>Action: Vote 3-7 (McClurken, Traczyk, Noble in favor; Middleton, Coates, Battista, Morelli, Stover, Mounts, Tomalesky opposed). Motion failed.</p>
Announcements and Adjournment	<p>Annual Meeting October 26, 8:30 a.m., Clubhouse Great Room.</p> <p>Organizational Meeting October 29, 6:30 p.m., Clubhouse Great Room.</p> <p>Meeting adjourned at approximately 7:30 p.m.</p>

Respectfully Submitted,
Peggy McClurken, Board Secretary