

PSA BoD Approved 10/22/16

Pointe Service Association

Board of Directors MINUTES, July16, 2016

Upper Talons, 9:00 – 11:30 am

1) Call to Order - 9:00 am, President Robert Schippnick presiding

- **Executive Committee Attending:** Robert Schippnick-pres, George Hopstetter-vp, Michele Hardman-treasurer, Donna Stroup-secretary, Bob Holt-past pres, Jerry Pagac, Jeff Norris
- **Absent:** Chris Little
- **Directors: 14 in attendance**
 - Board At Large George Malacinski
 - Bay Pointe Patrick Owen
 - Bay View Glen Adams
 - ~~Court Yard~~ ~~James Botterff~~
 - Eagle Bay 1 Joan Lawrence, new nominee to replace John Lawrence
 - Eagle Bay 2 Al Hohn, new nominee to replace Mark Kinser
 - Eagle Cove Mike Baugh, proxy for Stan Wilson
 - ~~East Bay~~ ~~Andrea Swift Hanlon~~
 - Fairway Knoll Ken Surface
 - Front Nine Jeffrey Born
 - Greenridge Robert Hamilton
 - Harbour Point Paul Williams
 - LaSalle's Woods John Bernstein
 - Pointe Cove Robert Hall
 - ~~Pointe Retreat~~ ~~Gil Himebaugh~~
 - Water's Edge I Jeff Norris
 - Water's Edge II Susan Slaven for Sunil Jain
 - ~~Woodridge~~ ~~Mary Alice Manley~~

2) Nominations to replace Mark Kinser & John Lawrence

- MOTION: Bernstein moved to approve Al Hohn as a PSA board member to represent Eagle Bay 2 and Joan Lawrence as a PSA Board member to represent Eagle Bay 1.
- Seconded by Baugh; any further discussion?
- VOTE: 14 IN FAVOR 0 Opposed; 0 Abstained

3) Executive committee members – Bob Schippnick

- Chris Little and Jerry Pagac have resigned their positions on the Executive Committee, yet will serve as non-voting consultants as needed. Bob Hall raised concerns about whether Chris Little and Jerry Pagac are qualified members based on Articles V & VI of the by-laws, which seem to be inconsistent as to whether Executive Committee members who are not the primary officers must be members of the board. Bob Hall noted that Bob Holt is not the "immediate" past president as the by-laws require. Comments in response noted that he is the only available past president to fill the position.
- MOTION: to approve Bob Holt to serve as "past president." VOTE: 11 IN FAVOR 0 Opposed; 3 Abstained
- Articles V & VI were suggested for subsequent review and potential revision at a later date to clarify intent.

4) Security Contract – Bob Schippnick

- The contract with Hinds Security expires on Dec 31, 2016. The Executive Committee recommends exercising the option for 3-yr extension of the current security contract with Hinds Security for 2017-2019, with a \$-0- increase for 2017, a 1% increase for 2018, and a 1% increase for 2019. PSA must notify Hinds Security no later than Oct 31 of intention to extend or not.
- Discussion
- MOTION: _Baugh_____ moved to exercise option to extend security contract for 3 years as outlined above_; Seconded by _Born_____; VOTE: _14_ IN FAVOR _0__ Opposed; ___1__ Abstained

5) Sale of Eagle Pointe Golf Resort Status Update – Bob Schippnick

- 2015 Project Amendment & 2016 Agreements were prepped for final signatures. 2015 carryover must be used by 12/31/16. Waiting on closure of sale.
- Thompson expressed interest in working with PSA if sale falls through. Schippnick emailed Bobby Thompson on 6/22 describing the necessary procedures for developing any new potential agreement.
- Schippnick has facilitated conversations between parties. Participants are still talking and taking positive steps toward a closing in early Aug. Schippnick sent message to BoD on 7/10 for distribution to homeowners through the village boards, noting that the two parties are talking, but still have some issues to discuss and documentation to complete and assemble.
- 7/15 email for distribution to homeowners noted that some reports were complete, the building inspection is scheduled for 7/18, and both parties have agreed to a closing date of 8/5.
- Glenn—do we have a “Plan B”? Propose that PSA consider purchase as Plan B.

6) Treasurer’s Report- Michele Hardman

- CASI Financial Reports sent Mar/Apr/May to BoD on 7/9
- 2017 Proposed DRAFT Budget & Highlights – BoD will vote on 2017 Budget at Oct mtg.
- Budget discussion & edits:
 - Operating Income should reflect 2016 transfer of \$20k to road repair reserve
 - Reserve Exp: change title of 9916 from “paved surface expense” to “road repair/improvement”
 - State plan for road reserves and expense (whole main road resurface & striping from gate 1 to 5.
 - State plan for main guard remodel (gut inside & start over).
- Rental assessments (\$100 annually) for calendar year 2015 to be sent out in the next few weeks.

7) PSA Community TV Update-George Hopstetter

- Requests for service have increased, especially after Smithville’s connections fees went up to \$300.
- Acquiring equipment and supplies necessary for the tower work to help stabilize reception. Have identified a tower climber to do the work. Tower property is owned by EPGR. Cannot proceed until the EPGR sale closes.
- Difficulty finding qualified people to help connect and troubleshoot re-connects. Potential additional installer-Mavin Alfonzo.
- Once tower work is complete, we will investigate cost of adding Big 10.
- Surprisingly, about 50% of users have analog, not digital, TVs.

8) Sign Repairs & replacements-George Hopstetter

- LED lighting on Villages Sign – lights purchased & on-hand. Waiting on underground lines to be marked before installation. Should be complete by end of July.

- Concerns about golf cart crossings (Bernstein & Swift-Hanlon – Exec Comm authorized improved signage: bigger sign to direct visitors away from gate 5 to main guard house; signs for all crossings, more distinct visitor signs.

9) Guard House Upgrades-Pagac

- Gate 5 Guard House: 3 quotes in. Vendor selected. Power wash; new roof, fascia, soffit, gutters, toilet, blinds, & cleaning. To start next week.
- Request for scope and bids.

10) Road Projects 2016-Bob Holt

- Sluice repair – calling excavating companies, 1 quote in-hand. Project scope description.
- Bob Holt will review repair plans for standing water near guard house at Slaven property
- Shrub covering big rock sign—cut by 2/3, may replace with smaller shrubs.

11) Strategic Planning-Chris Littel

- Chris developed ideas for strategic plan that must wait on closure of property sale.

12) Security Update-Bob Schippnick

- Parking/towing policy –DRAFT proposal presented. Will call for e-vote. (Subsequently tabled until Oct mtg)
- Discussed enforcement of stickers & passes; calling-in guests

13) Approval of prior Bod minutes:

- MOTION: _Slaven_____ moved to approve as amended, _Owen_____ seconded;
- VOTE: _14_ IN FAVOR _0_ Opposed; _0_ Abstained
- Note on Exec Comm 5/10, change reference from Hall to Holt

14) Other Topics

- Baugh-overgrown shrubs along road
- Dead ash trees at #12 tee & #9 fairway
- Next PSA BoD Meeting: Sat 10/15/16, 9:00 am
- MOTION to adjourn: _Baugh_____ moved to adjourn at 10:44 am_____; second by _Glen_____, all in favor.