

Howell Point Association Monthly Board Meeting Minutes

Date of Meeting: May 16, 2024

Time of Meeting: 7 PM Eastern

Location of Meeting: Virtual – Teams App

Present at Meeting:

John Dombrowski

Dede Petro

Dave Sheppard

Wayne VanderMeir

Jerry Droppo

Joe Scharnak

Teresa Dahlgren

Rosanne Byrne

The regular meeting of the Board Meeting of Howell Point Association was called to order at 6:00 PM on May 16, 2024 using Teams by John Dombrowski.

I. Approval of Agenda

The agenda for the meeting was distributed and unanimously approved.

II. Review of Previous Minutes

The Minutes of the previous meeting were received and approved.

III. Consideration of Agenda Items

Old Business

1. Discussed moving association account to a local Bank - Theresa recommended that at this time we just keep it at the current location. All board members were in favor.
2. Reviewed proposed boat rules. Jerry would like us to mention at the annual meeting to remind boat owners to please keep their boats and slips in a neat and orderly appearance out of respect for neighbors. All were in favor.
3. Jerry recommended that we send the Boat slip invoices out on March 1st with a due date of April 1st. We then follow up around Mid-March with a reminder. At the end of March, send one more message. The association sends a warning on April 15th with a hard cutoff date of the end of April for penalty.
4. Discussed adding sand at beach and gravel in parking lot. It was agreed that it is necessary, and Wayne has been getting estimates. Wayne will follow up with the vendors on the details of delivery and size of truck. The Board approved spending up to \$2000. for the sand and gravel. Dave & Wayne take care of scheduling the work.

5. Dave and Jerry have been working with William & Kara regarding the estimate for the tree trimming, weed pulling and beach cleanup. They have an estimate of \$750.00 for the job. The board approved the work if we have their proof of insurance for at least one million dollars. Jerry will get proof of insurance and schedule the work.
6. Theresa recommended that we need one more picnic table at the beach area. The board will consider after we see what is left in the budget.
7. John recommends that we add games, food and music to this year's picnic. The board decided that we will discuss if we even want to have another picnic at the homeowners meeting because of past low attendance.
8. Marketable Record Title Act (MRTA) - Joe and Theresa did investigating and that doesn't apply to us.
9. The Corporate Transparency Act – Joe confirmed that it applies to us. He will file online for the association. All board members will need to provide their personal information and a copy of their driver's license. The deadline for filing is September 29, 2025.

IV. New Business

1. Annual Meeting – John suggested that we hold our future annual meetings at the Yacht club. Rosanne pointed out that the Yacht club hosts their Pancake breakfast that weekend and we wouldn't be able to secure that date. It was suggested that we hold it in town somewhere else. The board decided that it is best to keep it at the park for convenience to the homeowners.
2. Two new building projects – Dan and Marguerit Mulcahy for a new lake front deck and Tom Hendzel for a pickle ball court. The board decided that we don't need to see the plans for the pickle ball court.
3. Reviewed and approved the agenda for the annual meeting.
4. John advised that Dede is not going to run for secretary again this year so if anyone knows of someone to recommend for the position, please do.
5. Treasurer's Report – Teresa Dahlgren – Promissory notes have been paid for this year. Would like to pay the balance \$4330. Off this year. Jerry recommended waiting until the end of year to see where the budget is. Board agreed. The board will discuss at the meeting with the homeowners if we should keep the dues the same and we can vote on it.

V. Time on Next Meeting The next meeting will be held at 10AM Eastern on ay 25, 2024 at the park.

The meeting was adjourned at 7:42 Eastern.