

Howell Point Association Monthly Board Meeting Minutes

Meeting Date and Time

Date of Meeting: September 13, 2023
Time of Meeting: 7 PM

Meeting Location

Location of Meeting: Virtual
Teams App

Meeting Attendees

Present at Meeting: John Dombrowski
Joe Scharnak
Rosanne Byrne
Teresa Dahlgren
Dave Sheppard
Wayne VanderMeir
Jerry Droppo
Dede Petro

The regular meeting of the Board Meeting of Howell Point Association was called to order at 7:05 PM on September 13, 2023 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 reviewed and unanimously approved.

III. Consideration of Open Issues

1. Provide A Financial Report Including The Number Of Residents That Have Not Paid.
Teresa Dahlgren -
\$9088.00 bank balance, \$2900.00 in expenses. Approximately \$6200.00.
Brought up the lawn care of \$400.00 a month is a lot of money in budget.
20 residents have not paid of the 133 residents.
2. Review The Wording Of The Attached 3rd Late Payment Notice And Gather Feedback From The Board.
John Dombrowski -
Will consider adding stronger verbiage to the late notice. Possible wording discussed. John will check if actions listed as A, B & C are permitted and let the board know.
3. Discuss A Proposed Communication Approach Related To Our Deed Restrictions.
John Dombrowski -
Decided we will change the amount of review days for the board from 30 to 10.
4. Replace The Pdf Document When Clicking On The Link To Howell Point Deed Restrictions Link With A Cleaned Up Version.
John Dombrowski -
John will send the original document and revised to Joe to review.

5. Discuss The Future Of The Summer Association Picnic.

John Dombrowski

Board suggested that we may want to change the date so more people can attend. We will bring up the topic at the next Annual Meeting. We will address it year by year as to if we will continue to have the picnic.

6. Discuss Options To Address The Dead Tree And Landscaping Needs In The Park.

John Dombrowski

We have 2 bids to take down the dead tree and stump removal. The 1st is for for \$1650.00 and Dave got a quote for \$1100.00 awhile ago. We have a \$250.00 anonymous donation to go towards tree removal. It was decided that Dave will go back to the company and see if they will honor previous bid of \$1100.00.

Board approved Dave to go ahead and schedule the tree removal for \$1500.00 or less.

Also decided Dave and Wayne will divvy up park duties.

7. Discuss The Appointment Of The New Pier Chairman.

Jerry Droppo -

Jerry reported that Eric has been working with him and will be up to speed when needed.

IV. Consideration of New Business

1. 8 Board Members - Can We Keep?

John Dombrowski -

Was mentioned that we currently have 8 board members and are only supposed to have 7. Can we keep 8? Will the new Pier Chairman be a board member. Nothing decided. Will revisit topic at next meeting.

2. Weeds At Park

Rosanne Byrne -

Rosanne brought up that there is problem with the weeds in the park and we need help. Was suggested that we ask for volunteers or have another clean up the park day. Will discuss at next meeting.

3. Need To Change Registered Agent

John Dombrowski -

Registered agent needs to be changed on filing which is due 10/1/23. Suggested Joe Scharnak. It was decided it would be John Dombrowski.

4. Need More Sand At Park

Jerry Droppo -

Reported that we need more sand at the park. Will address in the spring.

5. Come Up With A Better Contact List

John Dombrowski -

Reported that there are several different lists out there and not all are current. We need to come up with a better system. We need one centrally located current list. John, Dede and Teresa will work together and John will create a master list in Excel over the winter that can be stored centrally and John, Dede & Teresa can access and update as needed.

V. Agenda and Time of Next Meeting

The next meeting will be held at PM in October 2023 at:
Virtual Teams App.

The meeting was adjourned at 8:35 PM by John Dombrowski.

Minutes submitted by: Dede Petro

Minutes approved by: Will be approved at the next meeting.