

Howell Point Association Monthly Board Meeting Minutes

Date of Meeting: September 10, 2024

Time of Meeting: 7 PM Eastern

Location of Meeting: Virtual – Teams App

Present at Meeting:

John Dombrowski

Jim Kingsley

Wayne VanderMeer

Joe Scharnak

Teresa Dahlgren

Rosanne

Byrne

The regular meeting of the Board Meeting of Howell Point Association was called to order at 6:30 PM on August 10, 2024 using Teams by John Dombrowski.

I. Approval of Agenda

The agenda for the meeting was distributed prior to the meeting.

II. Review of Previous Minutes

The Minutes of the previous meeting were reviewed and posted to the website.

Jim Kingsley was welcomed to his first meeting as Pier Chairman. He introduced himself and shared his history here at Howell Point.

Old Business

1. The Corporate Transparency Act – Joe will be filing the necessary paperwork in order to comply with the act. Board members will need to provide detailed personal information such as social security number,
2. Financial Report - Teresa
 - 20k surplus
 - Board voted to pay off the promissory notes in 2024
3. Boat Rule and Procedure Changes
 - Sublet policy
 - The board voted to permit existing members to continue to sub-let their boat or jet-ski slips.
 - Members with existing slip assignments will not be allowed to sublet.
 - Members on the waiting list that are assigned a slip for the first time will not be allowed to sub-let. Exceptions can be granted by the Pier Chairman to allow sub-letting for one year due to factors like lack of time to purchase a boat or jet ski.
 - Jim will begin in January surveying members with slip or rack privileges on their plans for the upcoming year. He will also contact members on the existing

waiting list to see if they still want to me on the list. He will also remove anyone from the list that has not paid their dues for the current year.

- Limitations to pass on slip assignments held by members that have their property in a trust.
 - This topic was deferred until the next meeting
- 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.
 - This topic was deferred until the next meeting
- 4. Annual Picnic - This topic was deferred until the next meeting
- 5. Unpaid Dues
 - Third Notice for non-payment has been sent. John and Teresa provided an update on who has and has not paid.
 - Next step is a notice of intent to lien. We will go back to years when calculating the amount to resolve the lien. The lien will be set up to allow recurring late fees and future unpaid dues to applied without creating a new lien

III. New Business

1. Discuss meeting dates for 2025 – deferred until the next meeting
2. Discuss ideas to change and shrink the timeline of invoicing and collection notices - deferred until the next meeting

IV. Time on Next Meeting The next meeting will be held in November. Tuesday November 12th will be proposed. The meeting was adjourned at 8:00pm Eastern.