

**Lake Como Beach Property Owners' Association  
Semi Annual Meeting May 15, 2011**

**Meeting was called to order at 1pm by Vice President John Sullivan.**

**Pledge of Allegiance was recited by all.**

**Welcome:** done by Vice President John Sullivan. Out going President Trish Fahey and in coming President Ed Gritzner were not present due to prior commitments.

**Oath of Office** was given by Vice President John Sullivan to Shirley Gorz Vice President, Debbie Bromeland Director, Candy Coffey Secretary, Allen Searles Director, Richard Kieszkowski Director, Mary King Director, Gene Decker Treasurer.

**Attendance:** Present: Shirley Gorz, Debbie Bromeland, Richard Kieszkowski, Mary King, John Sullivan, Candy Coffey, Allen Searles, and Gene Decker. Absent/Excused: Trish Fahey, Ed Gritzner, and Barbara Dade.

**Presentation to Tom Vogt** – John Sullivan presented to Tom Vogt a plaque and pen set from the Lake Como Beach Property Owners Association Debbie Bromeland (as President of the Lake Como Beach Woman's Club) also presented a pen set. Tom Vogt was thanked for his 41 years of service to the community. Tom Vogt responded and thanked everyone.

**Introduction of new Vice President** – John Sullivan - Shirley read a letter from new President Ed Gritzner to the Members.

**Secretary.** Minutes from October 10, 2010 Semi Annual Meeting. A **motion** to accept the minutes by Ron Moretti seconded Pat Bromeland ... All for. So carried.

**Treasurer.** The Treasurers report was given by Gene Decker. \$257 Petty Cash, \$1027 Lake front Restoration to keep account open, \$54,728.20 Checking, \$42,560.60 Pier Fund of that \$3765 total collected from Pier Auctions, \$1564 collected last year and \$2204 the first year, may be about \$1500 from this year. \$7457 Clubhouse Account, ½ will come as profit income statement from Clubhouse rentals will be about \$26 – \$2700 for year. Copies of the 2012 Budget are available on the table to the left of the entrance. Four page document “Profit and Loss Actual” is also available on the same table. Collections are done. Dues will remain \$75 same as last year. \$50,000 Budget for the year. Allen - \$30,000 a year surplus for the next couple of years. Gene – No money left for Lakefront Restoration. Gene – In the Clubhouse the back wall in men's washroom sank 2 ½ inches. The crawl space underneath the Clubhouse goes from 12” to 24”. Access to the crawl space in kitchen and by the fireplace. Wall in men's washroom has been jacked by and had 2 new beams put in by Gene and others. All heating ventilation and wiring is in crawl space. Engineering Report from Kehoe/Henry is available. The cost of the Engineering Report was \$3750. Proposal from Kehoe/Henry is short term fixes will save Clubhouse. Proposal to repair stucco outside. Engineering Report to replace window frames, floor and stucco is about \$250,000. Gene has bids \$78,000 to fix outside and \$100,000 to repair floor. Says that \$200,000 should cover it all but won't know without more bids. Brian Lebeau has done a tear done and rebuild bid of \$700,000 . Brian did not charge for the bid/report. Plans are available on the table by the entrance door. Ed Gritzner will be asked to write a President Letter stating the options for the Clubhouse. \$200,000 – 250,000 will pay for the repairs over 8 years. That is where the \$30,000 unallocated funds will go. Another option is to rebuild and raise Association Dues to

\$100.00 a year. Options will be sent out for Members to let the Board know what they think should be done. John Sullivan – Clubhouse has been substantial income producer for last two year Gene – May have to build a new Town Hall. Maybe we should work out agreement with Town Hall to share in cost since they could use the Clubhouse. Rich Kieszkowski – How old is the building? Gene – more than 70 years old.

Mary King – Dance on May 28. 7pm Free to all Lake Como Beach Property Owners.

. Shirley Gorz – Member approval to use Clubhouse as collateral on a loan to repair the Clubhouse..

Gene – Move to Semi Annual Meeting in October 2011.

Shirley Gorz – Membership permission to sell properties. John Sullivan – No need to do that It's done already.

Shirley Gorz – Read the addition of the 5.01 Meeting paragraph. Need vote. **Motion** to give the Board permission to sell the properties given by Philip Coffey and seconded by Patrick Bromeland, all in favor, so carried. Member Wayne Gross interrupts meeting - did you just table the motion for the members to vote on whether the Clubhouse will be collateral? The Board Members have too much power to spend that kind of money (Clubhouse repairs). John Sullivan – No, the Members will be notified and will vote in October. Gene – if the building is rebuilt then the Clubhouse would be collateral if not, then Clubhouse would not be used. Debbie – Members still have right to vote. Cheryl Bogard – Read Section 83 to the Members. Shirley Gorz – Read the addition of the 5.01 Meeting paragraph. Need vote. **Motion** to give the Board permission to sell the properties given by Philip Coffey and seconded by Patrick Bromeland, all in favor, so carried.

### **Meeting turned over to membership**

Cass Kordecki – Reminds everyone that on May 30 Veterans will have a Memorial Celebration at 3pm. The Boy Scouts and the Lakefront Committee refurbished the Veteran Memorial on May 22.

Wayne Gross – Discussed problems with the Clubhouse structure. Gene – Restated the facts in the Engineering Report. Offered to meet with Wayne on Monday so that Wayne can crawl under the Clubhouse. Gene – had many Engineers look at the Clubhouse. Mary King– Are you engineer or carpenter? Wayne – Yes, worked for Brian Lebeau for many years. Mary – Discussed the work that has already been done in getting various engineers here to look at the Clubhouse. Wayne – Jumping gun on tearing building down. Windows could be saved. Gene – Yes, windows would be saved. Wayne - Building should be worked on from the inside out. Gene – Cement foundation, 6x6 foot beam needs to be pulled out in sections many may be rotted out along with outer 6x6 beams that are rotted out. Men's washroom is collapsing and parts of floor in main hall. Wayne – Growing population. “I” beam should be replaced. John Sullivan – Thank you for your comments. Shirley – Thanked Wayne for his input. Linda Pelc – Attempted robbery about 3 weeks ago.. Police were helpful. Spoke to neighbors. Is there somewhere to post this information? Cheryl Bogard– Three suspects have been arrested. May be more robbers. Outbreak of crimes may also be due to economy.

Ron Moretti – Any concern of renting hall? Shirley – Not right now. No concerns right now. Allen – The Kehoe Report says that its still usable. Ron Moretti – Wayne Gross, Board doesn't have authority to vote according to By-Laws. Mary – Majority needed for voting. Shirley – Letter will be sent to the Members. Bernie Sie - Why not send a letter out before October 2011 Meeting? Shirley – We are going to send it in the Presidents Letter. Cass – Reminds people that there is a Website that also has this information.

Shirley – Need a **motion** to accept Budget. Ron Moretti makes motion to accept Budget, seconded by Patrick Bromeland, all in favor, so carried.

Mary makes **motion** to adjourn meeting, seconded by Debbie Bromeland, all in favor, so carried.

Meeting adjourned 2:10 pm