

**EAGLE POINTE PSA
BOARD OF DIRECTORS' MEETING
MINUTES
March 24, 2026
(Approved via email April 8, 2026)**

PSA BOARD OF DIRECTORS

Present: Terri Utterback (Proxy for Laura Dominski), Bay Pointe; Mark Wilkerson, Courtyard; Ellen Arnholter, East Bay; Pammy Rogers, Eagle Bay 2; Sarah Laros, Eagle Cove; Dakotah Rogers, Fairway Knoll; Marilyn Duncan, Rich Samuelson, Front Nine; Greenridge; John Menne, Harbour Pointe; Lora Niemeier, La Salle's Woods; Gail Miller, Pointe Cove; David Gray, Pointe Retreat; Don Arbogast, Water's Edge 1; Dan Dodge, Water's Edge 2; Brianna Reed, Woodridge

Absent: Alan Hogan (proxy Wendy Mangin), Eagle Bay 1; Allison Becker (proxy Wendy Mangin), Bay View

EXECUTIVE COMMITTEE MEMBERS

Present: Wendy Mangin, President; Mike Scisco, Vice President; Diane Nead, Treasurer; Jack Krajnak, Property Management Liaison; Kristy Radcliffe, At Large; Steve Pyrz, At Large; Dave Tocco, Nominating Committee Chair; Lisa Sorenson, Secretary

CALL TO ORDER

Wendy Mangin called the meeting to order at 6:01 p.m. She reminded those observing the meeting that ten (10) minutes would be allowed for questions and comments following meeting adjournment. Wendy asked those attending by Zoom to raise their hands to approve any motions during the meeting.

MINUTES

Were approved prior by email.

WELCOME NEW BOARD MEMBERS

Wendy welcomed two new board members, Lora Niemeier representing La Salle's Woods, and Mark Wilkerson representing the Courtyard.

FOOD/BEVERAGE REPORT

Kathleen Welsh, Director of Food & Beverage, shared that online ordering is now active, and the restaurant will close at 9:00PM on Sunday, Monday, and Tuesday. Twenty (20) patrons attended the bourbon dinner. Reservations will be made for the Easter Brunch until April 2, to allow time for ordering food. The Mother's Day Brunch menu will be out soon. Several events have been booked in the Nest for May.

Kathleen also explained that a consultant from Kemper who manages courses near Chicago recently visited for two (2) days to assist in examining restaurant operations

and labor needs. Wendy noted that Kemper shared one observation was the menu was large for a restaurant of our size, and that honing the menu and focusing on weekly specials could further reduce costs. Gail Miller asked if patrons are being reminded of the loyalty program and Kathleen shared that servers are to ask patrons if they are enrolled.

Wendy shared that beginning April 1, the 3% credit card transaction fee will be passed on to patrons in the restaurant and pro shop. Approximately \$50000 in credit card fees was absorbed in 2025, triggering this decision.

GOLF REPORT

Jeff Schroeder provided the overview and noted that the good weather in February resulted in 441 rounds of golf being played. Sixty-six (66) platinum memberships have been sold, including twenty-one (21) spouses, for a total of eighty-seven (87) 2026 members. Two hundred fifty-five (255) Eagle Club two-year memberships have also been sold. Novo Nordisk is offering a rewards program to their employees that includes golf discounts to Eagle Pointe.

Jeff shared that many positive comments are being received about the golf course being in great shape already. New golfers are also being identified. Harmony Gardens is now working on landscaping around the clubhouse. Jeff noted they work efficiently and he has asked for a proposal for landscaping improvements that can be made to the east side of the pool, by the access road.

A new restaurant sign was installed at T-intersection on Strain Ridge Road on February 19. Additionally, a phone system upgrade will be made to allow for a cloud voice system, new desk sets, and mobile handsets. Prior unused phone features will be removed and as a result, the upgrades will be \$1235, with an ongoing \$4/month increase from \$561 to \$565.

Jeff shared that he has secured an additional beverage cart from Martinville Professional Golf Carts for \$4600. Additionally, Sandpo equipment attachments are needed to begin breaking up dirt within the bunkers. The plan is to reduce the number of bunkers and make the soil in those remaining more playable. This equipment cost of \$4600 coupled with the beverage cart is less than the budgeted amount.

There was a motion made by Gail Miller and seconded by Dakota Rogers to purchase the Sandpo equipment attachments. The motion was approved.

Kitchen equipment and dinnerware are currently needed for the restaurant and Nest, including portable steam tables. The cost of these items is \$6520 plus tax, less than the budgeted \$12188. This will leave funding if other purchases of equipment are urgently needed. No motion to approve was necessary.

Dakotah asked about the pace of play on the course as it becomes busier and if rangers would be deployed. Jeff affirmed that it would occur. Eagle Club memberships will be offered again in April, however tracking of those memberships can be difficult. Dakota complimented Kemper on their overall scrutiny of finances. Jeff noted that food and beverage revenues were strong in February and that golfers are using the restaurant.

Sarah Laros noted windowsill dust and cobwebs in spaces in the restaurant. She also expressed concern about food receipts lying in the open at the hostess desk.

Wendy inquired about the pickleball processes to allow the public to pay for a fee. Jeff noted that Court Reserve software is in place but was not utilized as many patrons of the courts were utilizing Team Reach. Further coordination is needed.

ACTION: Kathleen and Jeff will explore alternate ways for receipt handling at the desk. Jeff and Jack Krajnak will formulate a pickleball court management plan and bring it to the next Executive Committee in April.

FINANCIAL REPORT

Wendy shared that the EC and finance committee have had two (2) calls with Kemper leadership on March 5 and March 23. Updated cashflow projections for 2026 show PSA contributions at \$367000. Diane Nead noted that revenue was \$18000 over budget in February and no food and beverage contributions have been made since February. She noted that labor costs remain high.

Year-end PSA financials were received from PMI, and all documents are posted on the shared drive. PMI will continue to utilize App folio and banking through Peoples Bank. Diane noted that she has connected with an accountant at Kemper Accounting and has been assured that the PSA can pay Kemper's expenses as long as they are for the PSA. Gail expressed concern that historically the Board has been advised that a not-for-profit cannot pay for items for a for-profit business as such could lead to breaches of the corporate liability protections for the community. Wendy suggested another clarification be submitted.

Rich Samuelson clarified that the City Glass expenses were technically for window repairs in 2025. He also asked about the pace of projects given current cashflow constraints. Diane encouraged that smaller projects be pursued in the meantime until expenses are trended for the next several months.

ACTION: Gail will frame a question on the non-profit protections and email it to Wendy. Wendy will then seek further clarification on the matter to bring back to the Board in April.

BUILDING & GROUNDS COMMITTEE REPORT

Rich noted that several onsite projects have been completed, including correction of draining by the cabana bar, sidewalk drainage leading to the pickleball courts, new side by the clubhouse, Terrace floor repair, drainage by the tennis court walls, Harmony Gardens assuming landscaping at gates 1 and 5. Dan Dodge noted that Duke Energy has completed most of the security light replacements, including replacement of 200 feet of underground wiring.

Rich added that the committee is meeting tomorrow afternoon to discuss a solution to finalize the grease trap repairs and asphalt at the main entrance. Dan noted that bonding for road work is needed due to construction near Eagle Cove is a question that may need clarification and potential legal advisement.

ACTION: Dan will contact Kris Bomba to discuss the status of the work and then send a question to Wendy via email to share with our attorney.

GATE DUTIES

Dave Tocco shared that a gate was recently pulled back by an individual and the action was recorded on camera. While damage to the gate was minimal, Dave met with a Monroe County Sheriff's deputy to discuss proper procedures to be followed. The deputy advised they be contacted asap so that investigation could begin as soon as possible. Wendy stated that camera footage from last Friday from gate 4 showed a box truck trying to follow another vehicle through the gate and the arm came down on the truck. Dave is sending a letter to the vendor to request \$250 for repair.

The security committee will assume gate arm replacement needs and train PMI to serve as back up support. BSA Specialty will manage onsite issues that the security committee cannot manage, as they are a licensed distributor of Lift Master systems. Dave shared that another owner has agreed to participate on the security committee and still more volunteers are needed to ensure bandwidth among the group.

Sarah noted that gate issues arise periodically from wireless connections being interrupted. An issue of malfunction occurred at gate 1 today. Dave contacted Cell Gate and the issue was resolved remotely. He raised concern that there is not a clear path to escalating gate issues as no help button exists on the gate kiosks. Kristy Radcliffe noted that the PMI email listed on the PSA website for gate issues does trigger follow-up from PMI.

Dave added that a lightning strike did cause some recent gate malfunction as well. The default feature is for the gate to open and remain open. However, battery replacements may be required in the future to ensure that functionality is dependable.

SECURITY CAMERA UPDATE

Wendy shared that ForthPhaze has offered to replace five (5) cameras as dual head for no additional cost. The current, newly installed cameras do not have zoom capabilities. These 5 cameras would provide one dual-head at each gate and one tilt zoom at gates 1, 3, 4, and 5. Gate 2 has one camera, which will be pan tilt zoom. If more cameras need to be dual head, this will be a cost to the PSA.

Mike Cox has shared with Wendy that this arrangement will provide the security coverage needed. If at some point, the other 5 cameras need to be replaced with dual head, a new quote will be needed.

INSURANCE

Don Arbogast informed the Board that the insurance policy for the restaurant and golf course was \$68000 in 2025. Jill Newlin, our new broker at Epic, has shared that Cincinnati Insurance plans to raise their rate for 2026 by 64%. The current policy expires in May and Epic is seeking coverage options from other carriers.

Wendy noted that Vince Juarez from Kemper has offered to add the restaurant and golf course to their Kemper insurance program. As a result, Don and Vince are gathering relevant information for accurate quotes. Don did pose a question about a slip and fall incident in 2022 with an open reserve of 50000.

ACTION: Don will send Wendy information to forward to our attorney on the claim and Wendy will connect with our past president, Melissa Emily, regarding the incident.

UPDATE ON SIGNAGE SPONSORSHIPS

Steve Pyrz shared that twenty-one (21) sign sponsorship signs have been identified. Fifteen (15) are for one year and seven (7) for three years. A total of \$10,800 has been secured. A clubhouse sponsor has also been secured as of today.

EAGLE POINTE FOUNDATION GOLF OUTING

Lisa Sorenson provided information on the upcoming 5th annual Eagle Pointe Foundation Charity Golf Classic, being held on Friday, June 12. There will be a shotgun start at noon, silent auctions that open the week prior to the outing, music by Charlie Jesseph, and dinner on the Terrace. Gail and Dakotah, also on the outing committee, reminded the group that the event is open to non-golfers as well. Dinner ticket pricing will be posted on the Eagle Pointe Facebook page.

ACTION: Wendy will include information on this event in her Board summary email to all Eagle Pointe residents.

EXEC COMM MINUTES FOR FEBRUARY

Minutes were sent by email prior to the meeting.

MEETING ADJOURNED AT 7:53 pm.

COMMENTS/QUESTIONS FROM OWNERS IN ATTENDANCE

There were no comments or questions from the owners in attendance.