

**Eagle Pointe PSA  
PSA BOARD OF DIRECTORS**

**Annual Board Meeting  
MINUTES  
January 11, 2025**

**EXECUTIVE COMMITTEE MEMEBERS PRESENT**

Peter Samuelson, Vice President; Jennifer Kopke, Secretary; Kim Cunningham, Treasurer; Jack Krajnak, At Large

**ABSENT**

Melissa Emily, President; Ken Surface, At Large;

**PSA BOARD MEMBERS PRESENT**

John Menne, Harbour Pointe; Robbie Robertson, LaSalles Woods; Dan Santangelo, Eagle Cove; Laura Domanski, Bay Pointe; Dan Dodge, Water's Edge II; Sandra Hulse, Woodridge; Rich Samuelson, Front Nine; Michael Sciscoe, Greenridge; Gail Miller, pointe Cove; Jim Bottorff, Courtyard; Tony Piano, Bay View; Pammy Rogers, Eagle Bay II

**ABSENT**

Jeff Blodgett, Fairway Knoll; David Gray, Water's Edge I and Pointe Retreat; Melissa Emily, At Large

**MEETING CALLED TO ORDER AT 5:04 PM – Peter Samuelson, Vice President**

**APPROVAL OF MINUTES**

**A correction of Dan Saint Angelo did not participate in the 11/21/24 Zoom BoD Meeting otherwise NO comments or corrections were made.**

**Minutes of the November 21, 2024, PSA Board meeting were approved.**

**ELECTION OF EXECUTIVE COMMITTEE – Peter Samuelson, Vice President**

**Slate of Candidates**

The Slate of Candidates for vacant positions was presented by Jack Krajnak, Chair of the Nominating Committee. The following were the vacant positions and the nominees for election.

**Vice President – Peter Samuelson**

**Secretary – Jennifer Kopke**

**At Large – Jack Krajnak**

**At Large – Tony Piano**

**At Large – Milan Milivojevic**

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**MOTION**

The Motion was made to elect all five nominees as presented on the slate for election.

Motion made by Jim Bottorff and Second by Dan Dodge

**The Motion passed electing the five nominees.**

**FOOD AND BEVERAGE and GOLF UPDATE – Jack Krajnak**

- Jeff Schroeder is the General Manager over Golf, Food & Beverage for Kemper Sports. The F&B manager reports to Jeff.
- A Coffee Corner will be created in the small area by the front doors to the Clubhouse currently called the Children's Corner. A self-serve coffee machine will be installed and some breakfast items will be available for sale when golf resumes in the Spring.

**PUMP HOUSE UPDATE – Tony Piano**

The Pump House was removed after it collapsed. The Pump House is scheduled to be re-built after the new pump is installed in February, weather permitting.

**MAINTENANCE – Rich Samuelson**

The Flag Pole roof area on the main building will be scheduled for repair, weather permitting.

A detailed report of the maintenance projects completed in 2024 was submitted.

**FINANCIAL – Kim Cunningham, Treasurer**

(The financial reports are sent out to the BoD members by email and filed by the Treasurer)

A 2024 Yaar End Report will be presented at the February PSA Board Meeting.

A complete PSA 2025 Budget will be presented at the February PSA Board Meeting.

A final Budget/Expenditure Report for Sahm's F& B will be presented at the February PSA Board Meeting

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**FUTURE PROJECT – Peter Samuelson, Vice President**

A PowerPoint overview of recommended By-Laws changes and additions recommended by the Executive Committee for consideration by the PSA Board of Directors was presented.

The process for implementation of any recommended By-Law changes would necessitate a review by the PSA Attorney then a vote from the PSA Board to accept any changes and additions.

The PowerPoint was made available to Board members by email.

**SECURITY ISSUES - Robbie Robertson & Jim Bottorff**

FYI, during a weather emergency such as the recent snow emergency, the gates will not will be locked open as planned. This created a situation where the other gates did not function.

**FOR THE RECORD**

Deferred

**NEXT MEETING – Thursday, February 27, 2025**

**ADJOURN- at 6:30 pm**

**Respectfully Submitted**

**Jennifer R. Kopke, PSA Executive Secretary**

**EAGLE POINTE PSA  
BOARD OF DIRECTORS MEETING  
MINUTES  
February 27, 2025**

**PSA BOARD OF DIRECTORS**

**Present**

Laura Domanski, BayPointe; James Bottorff, Courtyard; Pammy Rogers, Eagle Bay 2; Jeff Blodgett, Fairway Knoll; Rich Samuelson, Front Nine; Michael Sciscoe, Greenridge; Robbie Robertson, LaSalle's Woods; Gail Miller, Pointe Cove; Dan Dodge, Water's Edge 2; Sandra Hulse, Woodridge; Melissa Emily, BoD at Large

**Absent**

David Gray, Pointe Retreat & Water's Edge 1; Tony Piano, Bay View; Alan Hogan, Eagle Bay 1; Dan Santangelo, Eagle Cove; Craig Arnold, East Bay

**EXECUTIVE COMMITTEE MEMBERS**

**Present**

Melissa Emily, President; Peter Samuelson, Vice President; Jennifer Kopke, Secretary; Kim Cochran, Treasurer; Jack Krajnak, At Large

**Absent**

Tony Piano, At Large; Milan Milivojevic, At Large

**CALLED TO ORDER AT 6:03 PM**

**MOTION TO APPROVE January 11, 2025 MINUTES**

Motion made by Mike Sciscoe, Seconded by Gail Miller, approved

**Minutes of the January 11, 2025, PSA Board meeting were approved.**

**EP FOUNDATION UPDATE – Jerry Pajac**

Update on plan & completion of the Backyard Landscaping Project. Announced an "interest free loan" that will fund the continuation & completion of the Landscaping Project.

**FOOD AND BEVERAGE – Jack Krajnak**

Jake King, Restaurant Manager and Michaela Williams gave updates on the following restaurant transition progress. Jake presented the menu offerings that will be offered beginning in very early March. A soft roll out of the new menu will begin the week of March 10. Vegetarian and Gluten free items will be noted on the menu. Nightly specials will continue as advertised. A separate Bar Menu will be offered in the Turn Bar. Featured special cocktails will be created and offered.

Michaela will produce a monthly EP Restaurant & Bar Newsletter. Special events, menus, entertainment, game day sports event coverage, golf events, etc. will be featured.

BoD member questions included carry out availability, yes; utilization of Turn Bar Space; and contact phone number and coverage for taking calls. A new sign with the new logo should be ordered and on site very soon. The staff uniforms are in use with the new logo in place.

### **GOLF OPERATIONS UPDATE - Jack Krajnak**

- Number of rounds for month – 2024 630 rounds in February, in 2025 Zero rounds in February. January and February 2025 were a brutal weather months with frigid temps and frequent heavy snowfalls.
- The plan currently is for the golf course to open for tee times and play on 3/4/2025, weather permitting!
- The sale of the 2-year golf membership will begin again March 1 at an increased fee.
- Pump House update, the construction progresses, the pump is installed, the electrician will finalize the power, and then a new roof will be installed by March 7 weather cooperating. It will be ready for use!
- Sidewalks in the Backyard should be poured beginning March 4, 2025, weather cooperating.

### **MAINTENANCE UPDATE - Rich Samuelson**

#### **- Current tasks**

- Spring cleanup of grounds and gardens
- Inspect roof by entrance for leaks

#### **- Upcoming tasks**

- Stain Nest deck, weather permitting.
- Remove tree overhanging Bocce Ball.
- Replace, rehang exterior doors on clubhouse

### **Treasurer's Report - Kim Cochrane, Treasurer**

- The monthly financial reports were sent by email to the PSA BoD Members
- Financial performance to date discussed
- Delinquent accounts – Prime Meridian I (PMI) has improved the collection of delinquent accounts
- Current status of Sahm's financials. The ExCom will report their recommendations for the PSA BoD as the how to proceed with the issues when the response is received from Sahm's or his attorney.
- The "Books" for 2024 are not ready to be closed.

### **FUTURE OF EAGLE POINTE**

Bylaws Update Discussion - Peter Samuelson, Vice President

A PowerPoint presentation was reviewed and discussion followed on four of the EXCom recommended changes that should be considered by the PSA BoD for revision.

1. The first discussed was Election Date Conflict in the ByLaws and the ByLaws that determine the month and date for election of Officers, the month and date of the PSA BoD Annual Meeting, and the month and date for the PSA Homeowner's Annual Meeting.
2. The second ByLaw change would prohibit a PSA Board Member to represent more than one village on the PSA Board.
  - After discussion, the BoD members indicated by a show of hands the desire to change this ByLaw to represent only one village. This will require language in an approved Motion reviewed and approved (language) by the attorney to change this in the By-Laws.
3. The final ByLaw change was to address the issue of Term Limits. The discussion favored limiting election to offices for two consecutive terms.

The decision of the Bod after discussion and consideration was to proceed with the ByLaw changes is to implement a two-step process that includes:

1. First a motion for the BoD to agree that the changes are necessary and to proceed with the process.
2. The second step is preparation of the final version of the proposed changes, have the attorney review for any legal issues or corrections, and
3. The third step to have a motion made to implement the changes and the BoD vote on this motion.

**Next Meeting - March 27, 2025**

**ADJOURN at 7:30 pm**

**Respectfully Submitted**  
**Jennifer R. Kopke, PSA Executive Secretary**

**Eagle Pointe PSA  
Board Meeting  
March 27, 2025**

Meeting called to order by Melissa Emily, President at 6:00 pm EDT

Ex Com Present: Melissa Emily, President; Peter Samuelson, Vice President; Kim Cochrane, Treasurer; Jack Krajnac, At Large; Milan Milivojevic, At Large  
Presen by Zoom: Tony Piano, At Large; Jennifer Kopke, Secretary

PSA Board Members Present: Laura Domanski, Bay Pointe; Jim Bottorff, Courtyard; Pammy Rogers, Eagle Bay 2; Jeff Blodgett, Fairway Knoll; Rich Samuelson, Front Nine; Mike Sciscoe, Greenridge; Robbie Robertson, LaSalles Woods; Gail Miller, Pointe Cove; Doug Dykstra, Waters Edge 1; Dan Dodge, Waters Edge 2  
PSA Board Members by Zoom: Tony Piano, Bay View. Dan Santangelo, Eagle Cove; David Gray, Pointe Retreat; Craig Arnold, East Bay; John Menne, Harbour Pointe; Sandra Hulse, Woodridge

**EP Foundation:** Betsy Larson, President

Betsy gave an overview of Foundation Garden Project and the Golf Outing Fundraiser planned for June 19, 2025.

**Meeting Agenda**

**F&B Update** - Jeff Schroder, Kemper

- Revenues strong & above budget, Valentine's Dinner was sold out.
- Band planned for Friday & Sunday of Memorial Day Weekend, Band for Labor Day, Friday only.
- Buffet for Easter & Mother's Day.
- Poolside outdoor dining when the pool opens.
- Pizza update, old oven used purchase in 2018 has a broken thermo control. A purchase of a new or funds to repair the oven was necessary. A New pizza oven was ordered 3/19 and delivered 3/25. Installation is scheduled.
- Targeted marketing for all IU basketball games, social media and email blasts to all EP residents.
- Working on "debunking" EP Restaurant as a private restaurant.
- Delivery inside EP but liability issue outside EP.
- Sign ordered for restaurant should be up in 2-3 weeks.

**Golf Update** – Jack Krajnak

- There were NO golf rounds in February, March is anticipated at 18% with 7% revenue increase.
- A chart showing memberships and types sold was provided.
- A new John Deer blower for fairways and greens was ordered and should be delivered 3/28.
- Pump house rebuild and installations is complete and operation has been turned over to Chad for use.

**Eagle Pointe PSA  
Board Meeting  
March 27, 2025**

- The new pump house will be added to the insurance policy.
- Professional floor steam cleaning in Clubhouse is complete and the ugly rugs are gone.

**Maintenance – Rich Samuelson**

- Volunteers needed for Adopted Garden maintenance throughout the growing season.
- Porch deck and Nest decks need staining.
- Replacement of exterior doors on clubhouse in process.

**Treasurer's Report – Kim Cochrane**

- See Financial reports attached to the Agenda for review.
- A financial report will be sent to the PSA Board for review for April Meeting and Annual Homeowners meeting.
- John Richards, Attorney, will meet with EX Com to review and recommend resolution to Sahm's contract infractions.

**By Laws Revisions – Peter Samuelson**

- Peter's PowerPoint was attached to the meeting Agenda for review.
- Recommended changes for #1 - #4 were briefly reviewed, #5 was eliminated from changes.
- Revisions #7, #8, & #9 were reviewed these will update the role of the LLC. Recommended that these changes be parked until review with John Richards, Attorney.
- Revision #10 covers revisions to current members who comprise the EX Com. Options recommended by the EX Com are:
  - Retain 4 Officer positions;
  - Add a Golf/Food Liaison appointed by the President;
  - Add a Chair of Nominating Committee nominated by the President and elected by the board; and
  - Retain one At Large Member position.
- Revision #11 would give the President a vote on all Board Motions.
- Gail Miller recommended a #12 that would consolidate Article III Section 17 and Article IV Section 2.

**Meetings scheduled in April 2025**

Annual Homeowners Meeting – **Saturday April 26, 2025**

PSA Board Meeting – **Thursday April 24, 2025**

Ex Com Meeting – **Tuesday April 22, 2025**



**Eagle Pointe PSA  
Board Meeting  
March 27, 2025**

Meeting Adjourned – 7:30 pm EDT

Respectfully Submitted,

Jennifer R. Kopke, PSA Secretary

**PSA Board of Directors  
Special Meeting  
June 2, 2025**

**Call to Order** – 6:01pm EDT

**ExCom Members**

Present – Peter Samuelson, Interim President (Vice President); Jennifer Kopke, Secretary; Milan Milivojevic, Interim Treasurer (At Large); Jack Krajnak, At Large; Tony Piano, At Large

**PSA Board Members**

Present – Laura Domanski, Bay Pointe; Tony Piano, Bay View; Jim Bottorff, Courtyard; Alan Hogan, Eagle Bay I; Pammy Rogers, Eagle Bay II; Sarah Laros, Eagle Cove; Jeff Blodgett, Fairway Knoll; Rich Samuelson, Front Nine; Mike Sciscoe, Greenridge; John Menne, Harbour Pointe; Robbie Robertson, LaSalle's Woods; Mike Cox (for Gail Miller) Pointe Cove; David Gray, Pointe Retreat; Doug Dystra, Water's Edge I; Dan Dodge, Water's Edge II; Linda Roll (for Sandra Hulse)

Absent - Craig Arnold, East Bay

**Minutes Approval** – Peter Samuelson

The minutes from **February 27, 2025, March 3, 2025, and April 24, 2025** were **Approved by Unanimous Consent.**

**Enter into Executive Session** – Peter Samuelson

Resignations

Samh's Contract Termination

**Exit Executive Session** – Peter Samuelson

**Nominating Committee and Election Date** – Peter Samuelson

Discussion of Slate of Officers for election of vacant positions and potential dates for the election if not the already scheduled June 11, 2025 meeting date.

**Motion** made by Mike Cox for the PSA Board Members to meet without Ex Com present to discuss the next steps, seconded by John Menne, **Motion passed unanimously.**

Mike Cox volunteered to chair the discussion while in Executive Session when the Ex Com members excused from the room during the discussion.

**Enter into Executive Session** without Ex Com Members present

**Exit Executive Session** Ex Com Members invited to re-enter the meeting

**PSA Board of Directors  
Special Meeting  
June 2, 2025**

**Motion** by Jim Bottorff and seconded by Mike Cox To hold the Community Meeting on Saturday June 21, 2025 in the Eagle's Nest at 10:00 am EDT. **Motion passed unanimously.**

**Motion** by Doug Dystra and seconded by Mike Sciscoe to hold the Elections for President and Treasurer from the entire slate of candidates from Nominating Committee Chair Jack Krajak on June 26, 2025 at 6:00 pm EDT in the Eagle's Nest. **Motion passed unanimously.**

**Backyard Gardens – Peter Samuelson**

Necessary repair of the SW corner of the terrace – cost \$7-9,000 estimate  
Stone stairs on the SW corner of the terrace, remove and repurpose elsewhere – no charge to move  
Build wood stairs at the SW corner of the terrace for access to Bocce and Pickleball courts for servers and guests – cost \$6,500  
Replace stone steps from the parking lot to the cart path with concrete steps and handrails to meet code – cost \$13,000

**Motion** by Alan Hogan and seconded by John Menne to move forward with the repair to the terrace, stone step removal at terrace landscape area and from parking lot to cart path, build wood stairs to the terrace and build concrete steps with handrails to code from the parking lot to the cart path for an approximate total cost of \$28,500. **Motion passed unanimously.**

**Next Meetings** for PSA Board

**Wednesday June 11, 2025, 6:00pm at the Eagle's Nest** – John Richard to discuss resolution of Sahm's contract

**Saturday, June 21, 2025, 10:00am EDT, Eagle's Nest** – Community Meeting with PSA Board

**Thursday, June 26, 2025, 6:00pm EDT, Eagle's Nest** – PSA Board for Election

**Meeting Adjourned** – 8:05pm EDT

Respectfully Submitted,

Jennifer R. Kopke, Secretary