

Pointe Services Association

Board Meeting

March 28, 2024

Call to Order at 6:00pm: Melissa Emily, PSA President

Board Members Present: Jim Bottorff-Courtyard; Eagle Bay 2 – Pammy Rogers; Rich Samuelson-Front Nine; Joe Karp-Pointe Cove; Sandra Hulse-Woodbridge

Zoom: Morrison – La Salle Woods; Tony Piano-Bay View; John Menne– Harbor Pointe; David Gray – Pointe Retreat and Water's Edge 1

Board Members Absent: Dave LaBrash, Bay Pointe; Alan Hogan-Eagle Bay 1; Dan Santangelo-Eagle Cove; David Cochran-East Bay; Jeff Blodgett-Fairway Knoll; Mike Sciscoe-Greenridge; Dan Dodge-Water's Edge 2;

Executive Committee Members President: Melissa Emily, Kim Cunningham, Treasurer; Ken Surface, At Large; Jack Krajnak, At Large.

EC Members Absent: Jennifer Kopke, Secretary

Committee Members by Invitation: Bill Williams, Food & Beverage; Rich Samuelson, Maintenance Coordinator; Mike McCann, Welcoming; Mike Cox, Security

Invited Guests from the Foundation: Gail Miller and Lisa Sorenson

Agenda

Minute Approval: December 2023 Minutes - Approval via email in December 2023

Committee Reports

Food & Beverage Update: Bill W

Bill provided an update on Sahm's with regard to planned events including 3 events reserved at the Nest. Discussion about the Eclipse event and number of possible visitors. A question was asked about the residents using the turn bar for private events. Any use of the turn bar goes through the restaurant and Wildon. It was mentioned there's a small fee and will try to accommodate.

Security System Update: Mike Cox

BSA Security Service Group LLC will now handle the maintenance of the security gates.

People still going by gate 3,5 and sometimes gate 1 – boulders are available at the barn. Discussing about getting them over there.

Discussion regarding some ambulances not getting through the gates. Code information not being distributed by the Ambulance companies or dispatch and sirens aren't working consistently. Security team still working with responders.

Question about Gate 3 – some trucks can't get through there for future construction crews going through there.

An improvement on stickers and hangtags was noted between the help emails and coordination with PMI and help desk support.

Welcome Packet for the PSA Assn – Mike McCann

Mike provided an update on the basic ideas – provided a handout for the idea and things to do.

Discussion about the 1st Townhall Meeting July 20 for new owners; ideas for like a welcome packet; and Wildon wanting to do a village specific event, maybe this can be tied together.

Executive Committee Items:

Golf Update – Jack

Went over the revenue and NOI plus the number of rounds

Questions:

Are 24,000 rounds of golf a breakeven point? Jack said No.

Will the Youth league still be activated? Yes

Are concerts on the range still an idea? EC has that decision; Jack said yes we are still looking at it.

How is Kemper marketing the golf course? There is concern about getting away from the private golf course stigma. Discussion followed about Kemper's ideas.

PSA Financial Update

Kim went over the summary and no questions.

Sahm's financials

Kim went over the financials, expressed the concerns, and discussions pursued.

Other Items for Discussion

Ken – Eagle Cove II behind Eagle Cove II 21 units in additional; approved by the State; 1990 PUD was approved previously.

Board member asked if the new development comes in shouldn't they pay a "buy-in" fee? To catch up with what is done now. Discussion. The EC will contact our attorney about the feasibility of creating a "buy-in" fee.

Adjourn: 3/28/24 7:50pm

Submitted by Kim Cunningham, PSA Treasurer

In the absence of Jennifer R. Kopke, PSA Secretary

EAGLE POINTE PSA
Board of Directors
Meeting Minutes
May 30, 2024

Approved the Minutes from the 3/28, 2024 unanimous

Board Members Present: Melissa Emily, At Large; Pammy Rogers, Eagle Bay II; Tony Piano, Bay View; James Bottorff, Courtyard; Dan Santangelo, Eagle Cove; Jeff Blodgett, Fairway Knoll; Mike Sciscoe, Greenridge; Rob Robertson, LaSalle's Woods; Dan Dodge, Water's Edge II
Participating by Zoom: John Menne; Sandra Hulse; Joe Karp

Executive Members Present: Melissa Emily, President; Peter Samuelson, Vice President; Kim Cochrane, Treasurer; Jennifer Kopke, Secretary; Jack Krajanak, At Large; Tony Piano

Invited Guests: Betsy Larsen, Foundation; Gail Miller, Foundation; Mike McCann, Welcoming; Phyllis Davidson, LLC; Bill Jonas – by Zoom, LLC

Meeting called to order at 6:00 pm

Food and Beverage Update - Bill Williams absent, the Sahm's update is attached.

Maintenance Report – Rich Samuelson absent, the Maintenance Activities report is attached

The painting of speed bumps was suggested as an additional task for Maintenance.
Suggested by James Bottorff

Treasurer's Report – Kim Cochrane was absent. The report and Financial Chart are attached. It was requested that the future reports a Comparison Column. A discussion followed regarding the Food & Beverage continuing losses.

Golf Operations – Jack Krajanak

Jack presented his report for review. It is attached

New additions to Golf enhancements were discussed.

Golf Breakfasts (coffee, & snacks) begin June 1 and will be available daily.

The GPS system for the golf carts is complete and receiving good comments.

Bunker improvement is a priority..

The ability to charge \$80 a round on weekends is the goal.

Youth Programs are being advertised and will begin in July/August.

Begin selling Hole Sponsorships annually.

Joe Karp commented favorably on the superior condition of the golf course.

Pool FOB are selling for \$25 each and will be added/collected with the July 3d quarter billing.

\$8,000 (apx) from pool membership refunds were given to the PSA.

Pool hours are 8 am – 8 pm daily. Goals to manage bathroom access and develop access to the fire pit area.

Wildon. Sahm's on site manager, will have daily maintenance/cleaning at the pool beginning at 8:00 am daily.

The pool manager is Kendell who has had experience in pool management elsewhere.

Future of Eagle Pointe

Completed Projects

- Bocce Ball Gazebo

- New Cornhole Boards (thank you Ken Surface)

Current Projects

- Pickleball Seating Area

Future Projects

- Conference Room renovation

Social

- Pool opened Memorial weekend.

- Emily Wright has agreed to head organizing two social events in the Eagle Pointe Community. Possibly a Luau and a Fall Festival.

Resignation: Dave LaBrash has resigned at the Bay Pointe PSA Rep.

Discussions:

- Proposed new condos between Eagle Cove and LaSalle Woods. Presently asking Monroe County Planning and Zoning for approval.

- Rich Samuelson is developing a Maintenance Program for PSA grounds.

- Jeff Schroder, Kemper, is in charge of the Boat/RV storage area.

Adjournment at 6:56 pm.

Respectfully Submitted,

Jennifer R. Kopke, PSA Board Secretary

**EAGLE POINTE PSA
Board of Directors
Meeting Minutes
August 29, 2024**

Board Members Present: Melissa Emily, At Large; Tony Piano, Bay View; James Bottorff, Courtyard; Jeff Blodgett, Fairway Knoll; Mike Sciscoe, Greenridge; Rob Robertson, LaSalle's Woods; Dan Dodge, Water's Edge II; David Gray, Water Edge I; Gail Miller, Pointe Cove; Dan Santangelo, Eagle Cove; Laura Domanshi, Bay Pointe

Participating by Zoom: Sandra Hulse, Woodridge; John Menne, Harbour Pointe; Rich Samuelson, Front Nine

Executive Members Present: Melissa Emily, President; Peter Samuelson, Vice President; Kim Cochrane, Treasurer; Jennifer Kopke, Secretary; Jack Krajnak, At Large; Tony Piano

Absent Member: Ken Surface, At Large

Guest: Betsy Larsen, Foundation

Meeting called to order at 6:10 pm

Presentation by Ben Blake, Kemper Sports

(Melissa Emily has document attached for Board members)

Question and Answer from Board Members for Kemper Sports

Sahm's

Email from Ed Sahm was presented by email to Board Members as Ed Sahm declined to attend to present to the Board.

Discussion led by Peter Samuelson, Vice President

It was indicated that the Executive Committee had reviewed the first draft of a proposed contract for Kemper Sports to take over the Food & Beverage (F&B) contract with Eagle Pointe, LLC.

Jack Krajnak, Kemper Sports Golf contract liaison for Executive Committee with Kemper Sports, reported on visits to Kemper Sports managed Food and Beverage Services, a public venue.

Tony Piano, F&B previous liaison for F&B for Executive Committee with Sahm's, reported on visits to Kemper Sports managed Food and Beverage Services a public venue.

The transition date for moving from Sahm's managed F&B contract to a Kemper Sports F&B contract would occur January 1, 2025 if the F&B contract was with Kemper Sports.

After the Board was satisfied with the questions and answers provided and the discussion. Indicated they desired more time to review any additional information that the Executive Committee could provide to assist them in making an informed decision. Information will be provided to them by 9/5/24 for review. Any additional information may be requested. A decision should be made by the PSA Board of Directors at the regular PSA Board of Directors' meeting on 9/26/24.

The Board asked that the report from Executive Committee include:

Financials that support making a change to Kemper Sports.

Proposed Budget for Kemper Sports comparing budget to Sahm's contract.

What are the Goals of a contract with Kemper Sports with Deliverables that continue to not be achieved by Sahm's.

No Further Discussion the Meeting was Adjourned at 6:56 pm.

Respectfully Submitted,
Jennifer R. Kopke, PSA Board Secretary

**PSA BOARD OF DIRECTORS
MINUTES - SEPTEMBER 26, 2024**

Executive Committee Present

Melissa Emily, President; Kim Cunningham, Treasurer; Jennifer Kopke, Secretary; Jack Krajnak, At Large; Ken Surface, At Large; Tony Piano, At Large

Absent

Peter Samuelson, Vice President

PSA Board Members Present

Sandra Hulse, Woodridge; Rich Samuelson, Front Nine; Robbie Robertson, LaSalles Woods; Michael Sciscoe, Greenridge; Gail Miller, Pointe Cove; David Gray, Water's Edge I and Pointe Retreat; Jim Bottorff, Courtyard; Jeff Blodgett, Fairway Knoll; Laura Domanski, Bay Pointe; Tony Piano, Bay View; Alan Hogan Eagle Bay I;

Absent

Dave Cochran, East Bay; John Menne, Harbour Pointe; Dan Santangelo, Eagle Cove; Pammy Rogers, Eagle Bay II

Meeting Called to Order – Melissa Emily, President

Approval of Minutes

Motion to approve – Gail Miller; Second – David Gray

Minutes of the August 29, 2024 PSA Board meeting were approved as corrected.

Food and Beverage

Motion to approve the Proposed Kemper Sports Management Food & Beverage Contract – Tony Piano; Second – Jim Bottorff

Motion: Approve a contract with Kemper Sports Management (KSM), as recommended by the Executive Committee, to manage the food and beverage operation effective January 1, 2025, unless circumstances with the current vendor require an earlier engagement; and authorize the PSA President to finalize the agreement substantially in the form of the draft agreement that the Board has reviewed.

Discussion of Pros and Cons of approving the proposed KSM Motion

Motion was called for the vote - Melissa Emily

A paper ballot with each PSA Board Member's name and village was distributed to the members present

Two written paper proxies were presented.

The ballots were counted and verified by Attorney William Jonas.
The result was the majority to **approve the proposed KSM Food and Beverage Contract**

Motion Carried

Additional information is provided for the record only. (As a part of the motion approval process, the motion, votes, and process for counting the paper ballots, this information was submitted to the PSA attorney of record, John Richards the morning of September 27, 2024 for Certification.

Mr. Richards Certification for the Approved Motion was given. His statement follows:

The Bylaws are attached. Article IV, Section 8 addresses quorum and voting at BOD meetings. A majority (10) of directors constitutes a quorum. The majority vote of those present at a meeting when a quorum is present controls.

MAINTENANCE UPDATE - Rich Samuelson

CURRENT TASKS

Foam install for golf maintenance building
Prep The Nest deck for staining. Many screws need to be replaced and needs power washed

UPCOMING TASKS

Pump house rebuild
Bynum Fayno to inspect lift stations
Semi annual HVAC maintenance including The Nest thermostat replacement with network thermostats.
Obtain estimate to replace The Nest door
Obtain estimate to replace roof around Clubhouse flagpoles
Obtain estimate to paint floor under and around terrace
Obtain estimate to replace pro shop, hallway, stairs and office floor

Completed Tasks 2024

HVAC

Clubhouse and The Nest - routine inspection and maintenance
Clubhouse - new AC unit for lobby
The Nest - new AC unit

ROOF

Clubhouse and The Nest - routine inspection maintenance
Clubhouse - repair leak on roof by flag pole
Clubhouse - repair leak on roof over Pro Shop

ROADS

- Patch and seal bumps (9/24)
- Asphalt by cabana
- Clubhouse parking lot seal, stripe, signage (9/24)
- The Nest parking lot seal, stripe and signage (9/24)
- Additional work by gate 3 to repair and widen (9/24)

POOL & FOUNTAIN

- Additional trash cans
- Move pool fence to access bathroom without key FOB (9/24)

GATES

- Install pool gate

LANDSCAPING

- Trimmed shrubs and pulled weeds in garden areas not adopted (9/24)
- Power wash sign

CLUBHOUSE

- Repair sidewalk
- Install enclosure around dumpster
- Conference room table and chairs (9/24)
- Install new flooring in conference room (9/24)
- Replace Indiana flag
- Redirect water flow behind Clubhouse - Replace loading dock

OTHER

- Repair frozen pipe at The Nest
- Re do flashing to all pipes over Cabana Bar - CAPITAL PROJECTS
- Stain pool deck and pergola
- Paint concrete floor outside of restaurant - Stain back deck and gazebo at Clubhouse
- Additional furniture in pool area
- Install pergola for bocce ball courts
- The Nest - new AC unit
- Repair water main break

TREASURER'S REPORT - Kim Cunningham

- Financial reports were distributed to the Board members present who had no questions

- Discussion deferred until October meeting

GOLF OPERATIONS UPDATE - Jack Krajnak

- Number of rounds for month – best August and month ever
- 250 dozen golf balls were sold in August

Report deferred until October meeting

CURRENT PROJECTS - William Jonas, Eagle Pointe Foundation

Work has begun on the Landscaping Project and it should be completed by the end of the year (2024)

The Landscaping Project video is playing in the Library as a reminder for interested persons to make Donation to Eagle Pointe Foundation.com to donate on-line. They need to raise \$85,000.

The Foundation has arranged an interest free loan so that the project will be completed.

FUTURE PROJECTS

Deferred

FOR THE RECORD

Deferred

Next Meeting - October 24, 2024 (Thursday)

ADJOURN- at 7:22 pm

Respectfully Submitted

Jennifer R. Kopke, Secretary

Eagle Pointe PSA

**PSA BOARD OF DIRECTORS
MEETING MINUTES
October 24, 2024**

Executive Committee Present

Peter Samuelson, Vice President;; Jennifer Kopke, Secretary; Jack Krajnak, At Large; Tony Piano, At Large

Absent

Melissa Emily, President; Ken Surface, At Large; Kim Cunningham, Treasurer

PSA Board Members Present

Sandra Hulse, Woodridge;; Robbie Robertson, LaSalles Woods; Michael Sciscoe, Greenridge; David Gray, Water's Edge I and Pointe Retreat; Jim Bottorff, Courtyard; Laura Domanski, Bay Pointe; Tony Piano, Bay View; Alan Hogan Eagle Bay I; Dan Santangelo, Eagle Cove; Dan Dodge, WEI

Absent

Dave Cochran, East Bay; John Menne, Harbour Pointe; Pammy Rogers, Eagle Bay II; Jeff Blodgett, Fairway Knoll; Rich Samuelson, Front Nine; Gail Miller, Pointe Cove; Melissa Emily, At Large

ZOOM Meeting Called to Order at 6:02 pm – Peter Samuelson, Vice President

Approval of Minutes

Motion to approve – Tony Piano; Second – Dan Dodge

Minutes of the September 26, 2024, PSA Board meeting were approved.

FOOD AND BEVERAGE

The F& B Manager position has been posted by KSM. Interviews of existing and interested current F&B employees will begin the first week of November.

MAINTENANCE UPDATE – Rich Samuelson

Copy of Rich's October Maintenance Status Report provided to PSA Board Members

GOLF OPERATIONS REPORT – Jack Krajnak

Financial report from KSM indicated a strong September with increased revenue and lower net loss compared to the previous year. This was in spite of a lost weekend due to Hurricane Helene's torrential rains.
To date 1950 rounds compared to 1800 rounds a year ago.

Eagle Pointe PSA

FINANCIAL – Kim Cunningham

Kim sent out the financial reports to PSA Board Members. Kim was out of the area and difficulty with participating by Zoom ended her availability for further discussion.

FUTURE and CURRENT PROJECTS

Security Issues - Robbie Robertson & Jim Bottorff

1. Cameras – are cameras at the gates able to read vehicle license plates?
2. Do current cameras need to be replaced?
3. Is the Sheriff Department providing random drive through the Pointe to provide some security presence?
4. Are police reports being filed addressing incidents throughout the Pointe?

Clubhouse Landscaping Project – Tony Piano

This is a project of the EP Foundation. Tony provided a project update. All trees and shrubbery have been planted, irrigation contractor has started work, sidewalks are being readied for concrete. The project should be completed in a few weeks.

Lift Station Inspection – Dan Dodge

Questions regarding the inspection of lift stations by Bynam Fayuo
Frequency and condition of lift stations?

FOR THE RECORD

Deferred

Next Meeting – November 21, 2024 (Thursday) 6:00 pm

ADJOURN- at 6:26 pm

Respectfully Submitted
Jennifer R. Kopke, Secretary

**PSA BOARD OF DIRECTORS
ZOOM MEETING MINUTES
November 21, 2024**

Executive Committee Present

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

Absent

Ken Surface, At Large;

PSA Board Members Present

David Gray, WEI & Pointe Retreat; Rich Samuelson, Front Nine; Gail Miller, Pointe Cove; Tony Piano, Bay View; Laura Domanshi, Bay Pointe; Jim Bottorff, Courtyard; Mike Sciscoe, Greenridge; Jeff Blodgett, Fairway Knoll; Robbie Robertson, LaSalle's Woods; Melissa Emily, At Large

Absent

Dave Cochran, East Bay; John Menne, Harbour Pointe; Pammy Rogers, Eagle Bay II; Dan Dodge, Waters Edge II (proxy provided); Sandra Hulse, Woodridge; Dan StAngelo, Eagle Cove

INVITED GUEST

Betsy Larson, President Eagle Pointe Foundation

ZOOM Meeting Called to Order at 6:01 pm – Melissa Emily, President

Approval of Minutes

Motion to approve – David Gray; Second – Tony Piano

Minutes of the November 24, 2024, PSA Board meeting were approved.

FOOD AND BEVERAGE

Vince Juarez, from Kemper Sports, was present to provide the following update on the transition from Sahm's to Kemper Sports for management of the Food & Beverage services.

- The State of Indiana Liquor License has been approved by the State and Jeff Schroder is named on the license as the General Manager.
- The Monroe County Health Dept. received the application to transfer from Sahm's to Kemper Sports. The food vendor site inspection occurred today (11/21/24). The inspection citations were cited to Sahm's and must be corrected before the follow-up inspection next week.

Eagle Pointe PSA

- The name of the Food & Beverage Venue is now Eagle Pointe Restaurant and Bar. The name had to be provided for liquor license and Health Department applications.
- “Lightspeed” was approved by Kemper as the charge Point of Service program for use.
- Pepsi is the drink vendor and US Foods is the food vendor.
- The rumor that things are disappearing from the restaurant is being carefully monitored and inventoried to prevent loss.
- The F& B Manager position has been filled by Kemper Sports and will be on site beginning Saturday, 11/23/2024.

GOLF OPERATIONS REPORT – Jack Krajnak and Vince Juarez, KS

- If the weather holds, 23,000 rounds of play is possible by year end.
- The year should end making budget.
- Memberships for 2025 are selling well.

EP FOUNDATION – Betsy Larson, President

- The landscaping project in the Club Backyard is winding down.
- Weather permitting, lighting will be installed next week.
- Still requesting donations to the Foundation. A Golf outing will be held in 2025 as a major fundraiser.
- The Foundation has no future projects planned.

FINANCIAL – Kim Cunningham

(The financial reports are sent out and filed by the Treasurer)

- The financial performance of the Index Savings Account earning over one thousand dollars a month.
- There is disappointment that the audit and tax preparation costs that are significantly higher than anticipated.
- The Golf Budget will fund the lighting improvements and tree trimming will be funded by the Golf budget.
- The Golf budget will also cover the snow removal expenses eliminating the need for splitting costs.
- The 2025 proposed budget sent to the PSA Bod members for review.

MOTION: A Motion to approve the 2025 PSA Budget was made.

The Motion was made by Tony Piano, Seconded by Gail Miller.

The motion carried unanimously.

Kim presented a Special Policy for Projects and Project Application that will need to be submitted and approved by the PSA BoD before any exterior or interior projects by owners not in the PSA Budget move forward. This Policy

Eagle Pointe PSA

and Procedure will also be followed by other Eagle Pointe organizations such as The Foundation, Golf groups, etc. (copies attached).

MOTION: A Motion to approve the Policy and Project Application was made.

The Motion was made by Gail Miller, Seconded by Jeff Blodgett.

The motion carried unanimously.

MAINTENANCE UPDATE – Rich Samuelson

Adopt a Garden will carry forward to 2025.

Jan Gray has offered to cover expenses for adoption of the entrance garden and planting area by the road near fairway hole number thirteen. She has submitted the proposals as required by the new policy adopted and the proposed project and ongoing maintenance was approved.

FUTURE and CURRENT PROJECTS

Security Issues - Robbie Robertson & Jim Bottorff

- Cameras – cameras currently located at the gates are not able to read vehicle license plates.
- The cost of replacing cameras may be prohibitive. The Security Committee will continue to research camera replacement.

The January Annual Meeting of the PSA Board of Directors is not currently determined.

Election of Board ExCom vacancies will be held in January. The Nominating Committee will announce the nominees prior to the Annual Meeting of the PSA Board for Election of Officers on January 18, 2025.

FOR THE RECORD

Deferred

NEXT MEETING – TBD in December, after 12/15/2024.

ADJOURN- at 7:40 pm

Respectfully Submitted

Jennifer R. Kopke, PSA Executive Secretary