

**Pointe Services Association, Inc.
Board of Directors – Board Meeting
December 17, 2025**

Attendance

ExCom Members – Wendy Mangin, President; Jack Krajnak, Vice President; Diane Nead (Zoom), Treasurer; Jennifer Kopke (Zoom), Secretary; Michael Siscoe, At Large; Kristy Radcliffe (Zoom), At Large; Steve Pyrz, At Large

Board Members – Laura Domanski, Bay Pointe; Allison Becker (Zoom), Bay View; Marilyn Duncan, Greenridge; Pammy Rogers (Sub and Proxy to Donnis Patton by Zoom), Eagle Bay 2; Sarah Laros (Zoom), Eagle Cove; Ellen Arnholter, Eastbay; Dakotah Rogers, Fairway Knoll; Rich Samuelson, Front Nine; John Menne (Sub and Proxy to Lisa Sorenson by Zoom), Harbour Pointe; Robbie Robertson, LaSalle’s Woods; Gail Miller, Pointe Cove; Don Arbogast, Water’s Edge 1; Dan Dodge, Water’s Edge 2; Brianna Reed, Woodridge

Members Absent – James Bottorff, Courtyard; Alan Hogan, Eagle Bay; David Gray (Voting Proxy to ExCom), Pointe Retreat;

Owners – Four owners signed in as attending

Guests – Jeff Schroeder, Kemper; Kathleen Welsh, F& B Kemper, Dave Tocco, Nominating Committee

MEETING CALLED TO ORDER 6:01pm – Wendy Mangin, President

NOMINATING COMMITTEE REPORT – Dave Tocco, Chairman

- Candidates for President and Treasurer were interviewed by the Committee
- The Committee recommended Wendy Mangin as candidate for President and Diane Nead as candidate for Treasurer
- The election will be held at the January PSA Board Meeting.

MOTION – Motion to approve the minutes from the November 24, 2025, Board Meeting made by Dakotah Rogers and seconded by Robbie Robertson, Passed Unanimously.

FOOD AND BEVERAGE UPDATE – Kathleen Welsh, Kemper Food & Beverage

- The restaurant loyalty reward program, after a system glitch, is corrected and ready for roll out in January 2026.
- Kitchen staff and Kathleen visited the US Test Kitchen in Fishers as an educational experience

- Nine Veterans attended the first Coffee and Donuts with Veterans morning
- Santa Breakfast was attended by 65
- So far there are 25-30 reservations for the New Year's Eve special dinner
- A Watch Party for the IU/Ohio State B1G Ten Championship game will be held beginning 2 hours prior to the game kickoff
- New Pizza crust will be rolled out by 1/1/26
- Jeff noted that the F&B total missed the goal as the restaurant was closed for 2 days for weather and grease trap repair

GOLF UPDATE – Jeff Schroeder, Kemper

- 1156 Rounds of golf for 2025 which was 15% more than in 2024
- Kemper reports will be sent out to the Board
- The Jeff/Chad golf challenge outing was a success
- Snow removal is included in the Golf Course budget
- Insurance costs are up for 2025 and anticipated to increase for 2026
- Survey results are collected and a report is anticipated for January 2026
- Golf memberships for 2026 continue
- Discussion of when to close restaurant and golf course due to weather events

FINANCIAL REPORT/BUDGET – Diane Nead, Treasurer

- Monthly payment is 3.75% interest on the SBA loan, an increase in the payment would be toward the principal
- Default PSA HOA quarterly fees total approximately \$22,000, liens are filed with the County Registrar of Deeds
- Kemper is reimbursed for approved project expenses that include equipment lease/purchases for golf course equipment
- Diane suggested that the Board review the additional lease/purchase of golf course equipment with Chad in June or July before approving

By-Laws Changes Approval – Wendy Mangin

- Clarification that the change is included in the By-Laws changes that will allow Village owners in good standing to be appointed by the Village Board to serve as PSA Board Representatives upon notification by the Village Board President or Secretary to the PSA Corporate Secretary

MOTION: I move to approve the Bylaw changes as listed on the 11/17/25 redlined document attached. Motion made by Gail Miller and seconded by Robbie Robertson. The Motion passed in favor of approval. (The entire By-Law document will be included at the end of these minutes with the “red line” changes included)

SIGNAGE ISSUE: Wendy Mangin

- Sarah Laros, who is employed with Eagle Pointe Realty, was locked from Zoom during this discussion
- Response deadline for Eagle Pointe Realty was 12/1/2025. No response to PSA Attorney letter
- An email was sent by the Eagle Pointe Realty Attorney indicating the EP Realty now wanted to take advantage of the expired Eagle Pointe PSA offer
- The sign has been removed
- A sign will be paid for and placed by Kemper at the Strainridge site with Eagle Pointe Golf, Restaurant and Bar and Open to the Public information
- Question discussed to determine if the PSA Board should consider signage (multiple or single signage) placed on the property and public road border

MOTION: Let Eagle Pointe Realty Attorney know that the PSA Board is staying with the \$5,000 annual offer to keep the sign in the current location for a one (1) year term (12 months).

Motion made by Rich Samuelson and Laura Domanski seconded.

Motion passed unanimously and was approved.

PSA COMMITTEES FOR 2026 – Wendy Mangin

- Wendy will appoint Chairpersons and Volunteers will be recruited
- The following committees are formed
 - Finance – Diane Nead & subcommittee previously in place for budget review
 - Golf/Food & Beverage – Not needed at this time since we have 1
 - Liaison – may need if we ever have different property management companies
 - Strategic Planning – Dakota Rogers will Chair and recruit members
 - Communications – not needed at this time due to Kathleen & team increasing communication on FB site
 - Buildings and Grounds – Rich Samuelson, Chair – members are Dan Dodge, Jeff Schroeder, Charlie Miller, Don Arbogast & Gary Raybould
 - Security – working on contract for handling gate codes/issues

Social – not needed at this time due to Kathleen planning many new events

NEW BUSINESS

Discussed the following related to Pickleball Courts:

- Currently used by Owners only
- Use by paid membership from outside residents?
- Open to General Public?
- Reserve some courts for owners?
- Software to manage court reservations
- Liability issues?
- Jack with work with Jeff Schroeder on potential options – further discussion at next meeting

Golf Equipment list included in budget – Don Arbogast

- Chad to determine what equipment is necessary by order of priority
– Jack will follow-up with Chad

NEXT MEETINGS:

Executive Committee – January 12, 2026

PSA Board Meeting – January 29, 2026

ADJOURN – 7:38pm

Respectfully Submitted,
Jennifer R. Kopke, PSA Corporate Secretary

Attachment: Red Line By-Laws 12/17/2025 Approved Changes *