

**Pointe Services Association, Inc.
Board of Directors – Board Meeting
October 30, 2025**

Attendance

ExCom Members- Wendy Mangin, President, Jack Krajnak, Vice President, Diane Nead (Zoom), Treasurer, Steve Pyrz, At Large, Kristy Radcliffe, At Large, Michael Sciscoe, At Large

Board Members – Laura Domanski, Bay Pointe, James Bottorff, Courtyard, Alan Hogan, Eagle Day 1, Meg Fairman, Greenridge, Sarah Laros, Eagle Cove, Ellen Amholter, East Bay, Dakota Rogers, Fairway Knolls, Rich Samuelson, Front Nine, John Menne, Harbor Pointe, Robbie Robertson, LaSalle’s Woods, Gail Miller, Pointe Cove, David Gray, Pointe Retreat, Don Arbogast, Water’s Edge 1, Dan Dodge, Waters’ Edge 2, Sandra Hulse, Woodridge, Adam Hecht, Bay West.

Members Absent- Alison Becker, Bay View, Pammy Rogers, Eagle Bay 2

Owners – Nineteen owners present

Guests – Jeff Schroeder, Kathleen Welsh, Kemper (via Zoom) TJ Wydner, Erica Espe, Vince Juarez, Kemper

MEETING CALLED TO ORDER AT 6:02 PM- Wendy Mangin, President

Introduction of new Board Members – Ellen Amholter, Eat Bay

MOTION – Motion to approve the minutes from the September 25, 2025, Board Meeting with corrections. Motion to approve; Robbie Robertson, seconded by Dakota Rogers.

Passes Unanimously.

Golf Update by Jeff Schroeder recap of membership sales to date, shared 2025 and 2026 figures.

Food and Beverage Update by Kathleen Welsh working to reduce costs and increase revenue with new more cost-effective menu items and promotion of specials and events via social media.

Marketing Plan Report by Erica Espe reviewed trends and statistics, Board suggestions will be incorporated, including separating evaluations of the golf course, restaurant, and event space.

Financial Report by Diane Nead. Sarah Laros, Don Arbogast, Robbie Robertson, and Gail Miller volunteered to review the Kemper budget- will be available November 1, Board has 28 days to review, per the contract.

Bylaws Review- Wendy Mangin, suggested focused Zoom meeting in the next week or so to solely focus on the bylaws.

Grease Trap Issues- Dan Dodge, obtained two bids, best option is \$9206.92. Executive Committee approved \$9206.62 for immediate solution. Will budget in 2026 for completion of concrete portion of the project.

Sahm's Claim- Wendy Mangin, no response from Salm's attorney at this time, attorney will reconnect.

Signage Issue – Wendy Mangin (Sara Laros excused) Executive Committee suggests a \$5000 annual fee, with no multi- year contract Eagle Pointe Realty sign on Strain Ridge Road. Executive Committee will review and approve future sponsorship signage throughout the property.

Motion to approve Ellen Amholter, Dakota Rogers, seconds

Motion passes unanimously

Safety/ Light concern – Wendy Mangin Duke Energy will install light pole \$19.28 a month, addressing the concern voiced in previous meetings.

Board Roles/ Responsibilities- Wendy Mangin reviewed suggested changes.

Motion to approve; Robbie Robertson, seconded by Dakota Rogers

Motion passes unanimously

New Business being there was no new business to discuss, Wendy Mangin reviewed Executive Committee meeting minutes (distributed to the Board), addition of the ATM in the lobby of the clubhouse (dismissed due to need for drilling holes in the floor), reminder of PSA/ PMI closing costs in all house/condo sales.

Motion to adjourn meeting at 8:12 pm

Respectfully submitted by, Kristy Radcliffe, Member at Large for Jennifer Kopke, PSA Secretary