

POINTE SERVICES ASSOCIATION, INC.

BOARD MEETING AGENDA

April 30, 2026 – 6-8:00 PM EST

(Approved via email 5/8/2026)

PSA BOARD OF DIRECTORS

Present: Laura Dominski, Bay Pointe; Mark Wilkerson, Courtyard; Alison Becker, Bay View; Ellen Arnholter, East Bay; Sarah Laros, Eagle Cove; Dakotah Rogers, Fairway Knoll; Rich Samuelson, Front Nine; Lora Niemeier, La Salle's Woods; Gail Miller, Pointe Cove; Dan Dodge, Water's Edge 2;

Absent: Don Arbogast, Water's Edge 1 (proxy Wendy Mangin), David Gray, Pointe Retreat (proxy Mike Siscoe), Alan Hogan, Eagle Bay 1; John Menne, Harbour Pointe (proxy Jack Krajnak); Brianna Reed (proxy Linda Roll), Woodridge; Pammy Rogers (proxy Donnis Patton), Eagle Bay 2;

EXECUTIVE COMMITTEE MEMBERS

Present: Wendy Mangin, President; Mike Sciscoe, Vice President; Diane Nead, Treasurer; Jack Krajnak, Property Management Liaison; Dave Tocco, Nominating Committee Chair

Absent: Kristy Radcliffe, At Large; Steve Pyrz, At large, Lisa Sorenson, Secretary

CALL TO ORDER

Wendy Mangin called the meeting to order at 6:00 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.

FOOD/BEVERAGE REPORT

Kathleen Welsh, Director of Food & Beverage/Jeff Schroeder – March was a good month and exceeded budget. The trend continued into April as revenue exceeded the budget 10 days ago. Online ordering is working and getting an average of 3-4 a day. Carry out is averaging about 10% which Jeff stated is quite heavy. This sometimes affects the staff's ability to seat patrons because the kitchen is backed up. Table tents are being printed to promote the Loyalty program. Currently, members must ask for their point balance.

ACTION: Jeff will check to see if members can get direct access to their points and ask if they can be printed on the receipts.

Shirts have been ordered for the staff with the Eagle Pointe logo. Staff will be asked to wear black shorts, black or khaki slacks.

The previous concern of how receipts were being handled has been resolved.

The new menu will basically be cut in half and be out soon. This will allow for better wait times and be more cost effective. Pizzas are still a problem, but they are working to resolve. There are several events next weekend, May 8 & 9, in addition to the Mother's Day Brunch. Reservations for the brunch are currently around 40.

Music on the patio will be every other Friday. Cody Ikerd will kick off Memorial Day weekend on May 22. During these busy summer events, some food items will be available on the patio as well as a beer station and a wine station. In addition, two chefs have been hired for the summer beginning May 12.

GOLF REPORT

Jeff Schroeder again shared how good March was thanks to the great weather. We exceeded budget and our ADR improved 12% over last year. As with F&B, April is shaping up to be another good month, and revenue has already exceeded the budget. Revenue is up 28% at around \$119,000 with 3,400 rounds played.

We have a new pool vendor, Water Tech, and they have begun prepping the pool with plans to open May 22, barring any unforeseen problems.

The Sandpro attachments that were supposed to be here mid-April are now slated for mid-May.

There has been a shortage of bartenders for the Beverage Carts as many are students. This will resolve itself when school is out.

EASEMENT REQUEST

Jeff shared that Smithville Communications has a 25-year easement on the small building at the entrance to the maintenance area that is up for renewal. We are currently negotiating a price for renewal.

SIGN SPONSORSHIP UPDATE

Jeff reported to date we have received \$6,800 in Sponsorship revenue and currently expect another \$5,200. The costs of the signs were \$484. The new signs, as well as the removal of those that did not renew, should be complete next week.

FINANCIAL REPORT

Diane Nead provided further clarification on concerns of PSA paying expenses for the LLC. Our attorney, John Richards, indicated he did not believe paying expenses or Capital Expenditures for the LLC directly from PSA created any more liability for the PSA but deferred the issue of paying expenses to our CPA. Gena with Kemper CPA

agreed it was ok for the Capital expenditures but stated if any profits are ever made by the LLC, these would be taxable.

Diane reported the \$500,000 LOC has been approved by Peoples Bank. Peoples Bank requires the Board to vote on acceptance of the line of credit and Diane or Wendy be authorized to sign it. The LOC is for 2 years, at 1% over prime interest, minimum interest of 5% for a fee of approximately \$2,300. We need to submit the approved minutes to the bank to obtain the LOC.

MOTION: A motion was made to approve the terms of the LOC by Peoples Bank and for Diane to sign. The motion was seconded. Motion passed.

ACTION: Diane will send these minutes to Peoples Bank as soon as they are approved.

Gena with Kemper CPA Group has filed for an extension and will do our taxes this year. They will also be preparing our 2025 Compilation Report.

ACTION: Diane will follow up with Kemper CPA to determine the expected timeline for completion of both.

Diane reported she had sent the Board the PSA March reports but that she did not feel they were complete. She is still experiencing problems with PMI's performance.

ACTION: Diane will work PMI in June to resolve issues and ensure reports are completed as required by our contract.

INSURANCE UPDATE

Diane Nead reported we have renewed our LLC policy with Epic (Indiana Farmers) for a total of \$47,673 per year with a \$10,000 deductible plus a cyber policy from Traveler's for \$2,137. (The Kemper bid (AIG-Lexington) was \$52,841 with a \$100,000 deductible.) In addition to this one for The Golf Club at Eagle Pointe, PSA carries the D&O and a Commercial Property policy for the gates and guard shack for approximately \$4,000. Diane thanked Don Arbogast for all his time and work procuring the bids for the LLC.

BUILDING & GROUNDS COMMITTEE REPORT

Rich Samuelson/Dan Dodge/Jeff Schroeder

Light Issues/Duke Energy Update – Dan Dodge reported he believes all, but the main entrance lights are working. Duke has committed to replacing them, including the poles, within the next 10 business days but it will be dependent upon the availability of the contractors they use.

Street/Road Bond for Areas of Construction Update – Dan Dodge reported that our attorney, John Richards, recommended we wait until we have a construction schedule before proceeding.

Projects Completed Since Last Meeting/in process – Rich Samuelson reported the grease trap concrete work will begin next week. Once that is done, he will get quotes to do the additional asphalt work required.

Rich also stated he was remiss in not putting the women's Cabana bathroom door on the 2026 Project List. He had the men's and received a quote for \$1,430 for each and would like the Board to vote on doing the women's as well. In addition, there is a safety issue with the steps at the Nest that will cost around \$675. A recap of the 1st quarter work shows a savings of over \$4,000.

MOTION: A motion was made to add approximately \$2,100 to the project list for replacing the women's bathroom door and complete the step repair. Motion was seconded. Motion passed.

The Board was given a Project List by Quarter for Info Only.

GATE DUTIES

Dave Tocco –

Gate Vandalism - A large box truck knocked off Gate 4 arm while attempting to go in behind a white van. The arm came down on box truck. A letter was sent with \$250 fine and it was paid.

Dave completed PMI Training on replacing broken gates. Keys to the guard shack where the gates are stored were given to Mic Wise.

Dave shared that Laura Domanski, Shawn Cantlon, and Eric Rossok are new members of the Security Team.

PSA MONTHLY VENDOR CODES

Wendy Mangin – Monthly vendor codes have been complicated in that each village was issued a different code. Wendy instructed PMI this was unnecessary and proposed one monthly code each month be issued to each HOA president via a common email.

SECURITY CAMERA UPDATE

Dave Tocco – our ForthPhaze rep had committed to replace 5 of the 10 recently installed security cameras with dual head pan tilt zoom models. This was to be done at no extra charge. He is now wanting us to pay for them even though he did not install the cameras on the original order.

ACTION: Dave will get with Mike Cox to determine if we have paid for the cameras in full and seek an in-person meeting with Mike and the rep.

SAHM'S MEDIATION UPDATE

Jack Krajnak - Melissa Emily, Kim Cunningham and I participated in the Sahm's mediation session held April 28. Mediation was settled at \$25,000. Per our attorney, it would cost up to \$20,000 if we went to court and there was concern the Judge would side with Sahm's attorney on the interpretation of the "waiver clause" in the contract. Jack thanked both Melissa and Kim for their assistance in finally closing this chapter and stated he could not have done it without them.

ANNUAL MEETING FOLLOW-UP

Wendy Mangin – There was a question raised at the meeting regarding the Rental Policy of the \$200 annual fee to landlords that rent their units. Sara Laros gave a brief background of the policy's origination. She stated it was due to extra security issues and extra costs with the then security company. Since that is no longer the case, discussion was held as to whether renters still create costs for the PSA. It was determined by the Board this is more of an HOA issue now and not PSA.

MOTION: A motion was made to eliminate the renters fee policy. Motion was seconded. Motion passed.

ACTION: Website needs to be updated to remove the policy, and homeowners need to be notified.

WELCOME COMMITTEE REPORT

Linda Roll – The committee continues to get donations to add to the welcome basket. Recently three new owners were presented with them.

With no further discussion, the meeting adjourned at 7:37 pm ET.

COMMENTS/QUESTIONS FROM OWNERS IN ATTENDANCE

Kim Cunningham, previous PSA Treasurer, expressed concern regarding the poor performance of PMI and the fact that we aren't getting timely reports. She stated she had worked extensively with them regarding AppFolio and volunteered to help get things up to date and train if necessary. Wendy stated that would be up to Diane Nead.

Respectfully submitted by Gail Miller