

Lake Colony Annual Stockholders Meeting
Sunday, November 10, 2019
6:00 p.m.
Bainbridge Town Hall

In Attendance:

Jeff Cyncynatus – President
Natalie Wardega – Vice President
Brian DiRocco – Pavilion
Leslie Rumbarger – Beach
Lee Schloss – Lake Study
Jarrod Mulheman – Maintenance
John Deering – Maintenance
Joe Kolenic – Treasurer
Mark Seifried - Secretary

The minutes from the 2018 Annual Meeting were reviewed.

Committee Reports –

Beach Committee Report -- Leslie Rumbarger

Our plan for the Beach this year was to continue the effort started last year in regard to bringing our lifeguard program up to date.

Here is what we did in 2019...

- Continued to make improvements to the Lifeguard Policy and Procedures Manual
 - Wrote Emergency Action Plans (EAPs) for Tornados and deep water rescues with the rescue board.
 - Created a new Beach algae procedures policy and signage.
- Acquired a cell phone docking station to ensure lifeguard phones are charged and not taken out on duty.
- Purchased new clock for patrons and lifeguards to use for rest periods.
- Restored policy to have lifeguards monitor and do light cleaning of bathrooms.
- Implemented a new lifeguard compensation program to attract and retain the very best lifeguards.

- Developed a new “Group” time sheet system that ensures time sheets are accurate and completed on time. It worked perfectly; no more time sheet issues!
- Installed a 9-1-1 Emergency Phone System -- This is an AC charged cellular system that only makes 9-1-1 calls so there are no monthly fees. This phone will be available 24/7.
- Replaced missing step on our swim ladder.
- Continued a voluntary lifeguard community service program: Lifeguards painted lifeguard chair in 2018 and in 2019 they spray painted “No Diving” on docks.
- Thanks to resident donations the lifeguard station is now fitted with a fan, microwave, and refrigerator.

The Lifeguard Policy and Procedures Manual and a Beach Director Checklist will be posted to our shared Google Drive for Board members so that future Beach Directors have access to these important documents.

One of our most valuable changes to the lifeguard program was the addition of practice drills. Learning to save a life in a pool, where most our lifeguards are trained, is very different than in a lake. We learned this all too well over the past two summers when we conducted safety drills. We were surprised to realize that “we didn’t know what we didn’t know”. Practicing Emergency Action Plan (EAP) drills was very valuable and it dramatically improved the speed and efficiency of our rescues.

Our Beach program goal is to be prepared for every type of emergency. In general, a lifeguard has less than 3 minutes to rescue a victim and begin resuscitation. This is why a lifeguard’s most important responsibility is surveillance. They must quickly identify and respond to every dangerous situation. Our lifeguards may look like they are “just sitting around” but actually, they are very prepared to take on the very serious responsibility of saving someone’s life.

Pavilion – Brian DiRocco

2019 what is another successful year at the pavilion. The pavilion was rented nearly every weekend between Memorial Day and Labor Day. This year we utilized an online reservation system along with a shared online calendar.

The reservation system helped timestamp the reservation request to ensure the first come first serve rule was easily followed. The online calendar helped residents see real time availability all season long.

In 2019 the rates for the pavilion also increased for prime dates, prime dates are Saturdays and Sundays between Memorial Day and Labor Day, to \$50. All other dates are still \$20. Total money collected from reservations for the 2019 season was \$1150.

Reservations for the 2020 season will open again at midnight on January 1, 2020 by sending your email request to pvpavilionrental@gmail.com

Community – Natalie Wardega

This position is responsible for keeping up on community matters, neighborhood hospitality, and real estate turnovers.

Houses sold in 2019

- 1) 17930 Elliott \$259,800 4/19/19
 - Seller- Ellinger > Buyer- Schrickel
- 2) 18028 Elliott \$265,000 4/26/19
 - Seller- Lyon > Buyer- Vasil
- 3) 8678 Apple Hill \$230,000 1/8/19
 - Seller- Nothnagel > Buyer- Colicchio

Median House pricing in 44023- \$336,000

As Vice President, Natalie successfully led the development and launch of Pilgrim Village's new website in 2019. The website address is <https://pilgrimvillage.co/>. Announcement to neighborhood underway, including the onboarding of all residents to the fully secure "Neighbor Login" section.

Lake Study – Lee Schloss

Aqua Doc was contracted again this year to manage the lake. Aqua Doc checks, test and/or treats the lake every 7-14 days May through Labor Day. The seasonal cost for this service is \$5685.00. Significant issue experienced this summer with algae blooms led to ongoing beach closure throughout the summer. The entire Board focused efforts on analyzing the issue and working with Aqua Doc on various treatment adjustments to improve the issues observed. The Board will evaluate several other Pond Management companies for the 2020 season with the intention to develop a plan that sets the community up for an improved 2020 beach season.

Public Water

Pilgrim Village operates a public water source (the pavilion) and is required to adhere to the EPA regulations for water Quality and periodic testing. We use Bio-Solutions as our testing agency. We are required to submit three samples for testing each year.

Last year the EPA inspected our site and recommended that we replace the foot wash with an EPA approved fixture. This work was completed in 2019 with

installation of the shower that has been very well received by all residents.

Maintenance – Jarrod Mulheman & Mark Kautzman

It was another successful spring cleanup with a tremendous turnout. The neighbors who participated were able to prepare the front and back entrance beds, as well as, clear and clean the beds surrounding the pavilion and the beach. Additionally, the Maintenance team completed the following major efforts:

- Installation of a new split rail fence at the front entrance of the development.
- Removal of broken beach foot wash and replacement with a dual foot wash and shower system.
- Completion of the Pavilion restroom toilet upgrades

The board members facilitated fall clean up and have secured the beach, pavilion, canoes and shed for the winter.

Treasurer's Report – Joe Kolenic

PILGRIM LAKE COLONY, INC
OPERATING STATEMENT AND CURRENT POSITION
PREPARED OCT.16, 2019

	<u>ACTUAL</u>	<u>BUDGET</u>
GENERAL FUND:		
DUES INCOME @ \$186 (CURRENT)	30,615	31,980
	1,775	1,900
CAPITAL IMPROVEMENTS (PRIOR)	7,850	8,200
PENALTIES & MISC	708	
NET STOCK TRANSFERS	1,789	
	500	
TOTAL INCOME	<u>43,237</u>	<u>42,080</u>
EXPENDURES:		
BEACH	8,572	10,199
REPAIRS & MAINTENANCE	3,055	5,696
UTILITIES	1,734	2,300
LANDSCAPE MAINTENANCE	5,760	7,300
TAXES	550	600
SANITATION	867	1,300
INSURANCE	3,097	3,514
LAND LEASE	150	150
MISC	3,080	3,920
TOTAL EXPENSES	<u>26,865</u>	<u>34,979</u>
GENERAL FUND SURPLUS (DEFICIT)	<u>16,372</u>	<u>7,101</u>
LAKE FUND:		
DUES INCOME @ \$64 (CURRENT)	10,048	10,496
(PRIOR)	192	
TOTAL INCOME	<u>10,240</u>	<u>10,496</u>
EXPENDITURES:		
LAKE MANAGEMENT (NORMAL) (HOLDING PONDS)	8,030	6,600
	0	0
TOTAL EXPENSES	<u>8,030</u>	<u>6,600</u>
LAKE FUND SURPLUS (DEFICIT)	<u>2,210</u>	<u>3,896</u>
NET SURPLUS (DEFICIT)	<u>18,582</u>	<u>10,997</u>
OTHER NON-EXEMPT INCOME:		
INTEREST INCOME	70	
TAX ON INTEREST	0	
NET NON-EXEMPT INCOME	<u>70</u>	<u>0</u>
CAPITAL IMPROVEMENTS	0	4,000
TOTAL CORP. SURPLUS(DEFICIT)	<u>18,652</u>	<u>6,997</u>
BEGINNING BALANCE	69,491	69,491
ENDING BALANCE	88,143	76,488

Old Business

The \$25 charge/reimbursement for those under 60 years of age participating in Spring Cleanup continued to work well and will continue next year.

New Business

Board expresses thanks to the community for another strong year of high returns of the Proxy Ballots with more than 82 received.

Approval of 2020 operating budget: Enough “For” votes were received on the submitted Proxy Ballots to approve the Operating Budget.

Election of new board members: Lee Schloss, Jeff Cyncynatus, and Brian DiRocco will be stepping down as planned after serving the board for 3 years. Tricia Delzell, Mark Lindhurst, and Bill Shumaker will be the new members joining the Board in 2020 since enough “For” votes were received to approve their addition as new members to the board.

General board discussion with attendees:

- A resident asked for an overview of last year’s approval the automatic 3% annual dues increase starting in 2019. The Board explained that this automatic increase would be re-evaluated per setup every 5-years for alignment with expected needs.
- Typical hours and scheduling process of lifeguards was explained by the board: Work 7 days/wk during summer with 12p-5p standard shifts that are scheduled using Google Calendar system.
- Resident asked for overview of the Boards position on Website Publicity. The Board explained how 2020 will bring new plans on advancing community communications, including an improved official PV Board Supported Website with resident log-in enhancements. Also, the Board’s position on Facebook was discussed to explain that it is currently not in the best interest of the board to support an official Facebook site.
- Residents discussed missing street signs that will be part of an upcoming replacement this spring.
- Questions regarding the updating of the PV By-Laws were discussed as the feeling from resident is that they are outdated and have limited enforceability. The Board discussed adding the re-draft and approval of updated by-laws to the 5-year plan.
- The current 5-Year capital plan that is printed within the 2019 Proxy was displayed to residence in attendance and discussed.

The annual meeting adjourned at 7:35 p.m.

Respectfully submitted,

Mark Seifried
Lake Colony Secretary