

**Lake Colony Annual Stockholders Meeting**  
**Sunday, November 4, 2018**  
**6:00 p.m.**  
**Bainbridge Town Hall**

**In Attendance:**

Jeff Cyncynatus – President  
Lee Schloss – Vice President  
Brian DiRocco – Pavilion  
Leslie Rumbarger – Beach  
Will O’Brien – Lake Study  
Jarrod Mulheman – Maintenance  
Mark Kautsman – Maintenance  
Joe Kolenic – Treasurer  
Mark Seifried - Secretary

The minutes from the 2017 Annual Meeting were reviewed.

**Committee Reports –**

**Beach Committee Report -- Leslie Rumbarger**

Our plan for the Beach this year was to bring our lifeguard program up to date. We updated the Pilgrim Village Policy and Procedures Manual based on the current 2018 Red Cross Lifeguard Training program. We improved our first-aid supplies and safety equipment to include the following:

- \* First-aid Kit - specifically designed for lifeguards
- \* Lifeguard hip packs - CPR mouth guards, nitrite gloves and laminated certification card with 9-1-1 emergency call instructions.
- \* Automated External Defibrillator (AED) - The use of AEDs is now standard training for all Red Cross Lifeguard certifications programs (donated)
- \* Bag-Valve-Mask Resuscitators to assist with CPR until EMS can arrive
- \* Rescue Board - Lifeguards can now quickly reach patrons in deep water. The guards also use the rescue board to patrol from the water.
- \* Ring Buoy - A safety tool for residents that is available 24/7 to help rescue someone without putting themselves at risk.

Improvements were also made to the shed so that it could be used as a lifeguard station.

- \* Lifeguards now have a table and chair for tending to patrons with minor first-aid needs.
- \* They have quick access to a portable first-aid bin (contains first aid kit and Bag-Valve Mask Resuscitator)

- \* AED cabinet mounted to shed wall
- \* Bulletin Boards -- Critical information is now posted on bulletin boards for easy and quick reference:
  - Opening and Closing Procedures checklist
  - First-aid tips for bee stings, splinters, CPR and the use of the AED
  - Emergency Action Procedures (EAPs) for the most common emergencies
  - The patron bulletin board was also updated to improve communication with our visitors

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 this summer 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**

Another successful year at the pavilion.

We continue to use the team up shared online calendar so that dates and availability are viewable by PV residents.

Total rentals in 2018 of 52, with 7 being for community events. This meant that the majority of weekend dates were filled from Memorial Day through early October, resulting in an income for the 2018 season of approximately \$800.

The reservation book for 2019 will open on January 1, 2019. Watch facebook and email for an announcement from the new board in December letting you know details on the enhanced pavilion rental policy for 2019.

### **Community – Lee Schloss**

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

#### **Current Houses for sale:**

Nothnagal- \$245,000

Masserrie- \$289,000 Pending as of 11/4/18

Murphy- \$259,900 Off the market as of 10/31/18

#### **Houses sold in 2018**

Warren- \$489,000

Waldorf- \$262,000

Cunningham- \$360,000

Median House pricing in 44023- \$380,000

### **Lake Study – Will O'Brien**

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. I am happy to report the lake is healthy and we did not have to close the beach due to algae this year.

### **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 will be completed in 2019.

### **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. Much more was accomplished including the painting of the picnic tables throughout cleanup day and a big thank you to everyone who participated.

The board members facilitated fall clean up and have secured the beach, pavilion, canoes and shed for the winter. Focus next spring will be on finalizing the beach shower replacement so that it is ready for the summer

## Treasurer's Report – Joe Kolenic

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**PILGRIM LAKE COLONY, INC**  
**OPERATING STATEMENT AND CURRENT POSITION**  
**PREPARED OCT.20, 2018**

	<u>ACTUAL</u>	<u>BUDGET</u>
<b>GENERAL FUND:</b>		
DUES INCOME @ \$186 (CURRENT)	29,946	31,434
	1,650	2,675
CAPITAL IMPROVEMENTS (PRIOR)	8,050	8,450
PENALTIES & MISC	558	
NET STOCK TRANSFERS	929	
	750	
<b>TOTAL INCOME</b>	<u>41,883</u>	<u>42,559</u>
<b>EXPENDITURES:</b>		
BEACH	8,869	8,200
REPAIRS & MAINTENANCE	1,828	3,120
UTILITIES	2,215	2,300
LANDSCAPE MAINTENANCE	6,296	9,200
TAXES	550	600
SANITATION	701	1,300
INSURANCE	3,514	3,740
LAND LEASE	150	150
MISC	3,842	3,500
<b>TOTAL EXPENSES</b>	<u>27,965</u>	<u>32,110</u>
<b>GENERAL FUND SURPLUS (DEFICIT)</b>	<u>13,918</u>	<u>10,449</u>
<b>LAKE FUND:</b>		
DUES INCOME @ \$64 (CURRENT)	10,304	10,816
(PRIOR)	192	
<b>TOTAL INCOME</b>	<u>10,496</u>	<u>10,816</u>
<b>EXPENDITURES:</b>		
LAKE MANAGEMENT (NORMAL)	6,233	6,600
(HOLDING PONDS)	0	0
<b>TOTAL EXPENSES</b>	<u>6,233</u>	<u>6,600</u>
<b>LAKE FUND SURPLUS (DEFICIT)</b>	<u>4,263</u>	<u>4,216</u>
<b>NET SURPLUS (DEFICIT)</b>	<u>18,181</u>	<u>14,665</u>
<b>OTHER NON-EXEMPT INCOME:</b>		
INTEREST INCOME	(89)	
TAX ON INTEREST	0	
<b>NET NON-EXEMPT INCOME</b>	<u>(89)</u>	<u>0</u>
CAPITAL IMPROVEMENTS	20,171	8,450
<b>TOTAL CORP. SURPLUS(DEFICIT)</b>	<u>(2,079)</u>	<u>6,215</u>
BEGINNING BALANCE	72,569	72,569
ENDING BALANCE	70,490	78,784

## 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 85 received.

Approval of 2019 operating budget: Enough “For” votes were received on the submitted Proxy Ballots to approve the Operating Budget.

Election of new board members: Mark Kautzman and Will O’Brian will be stepping down as planned after serving the board for 3 years. Natalie Wardega and John Deering will be the new members joining in 2019 since enough “For” votes were received to approve their addition as new members to the board.

Approval an automatic 3% annual dues increase starting in 2019: Enough “For” votes were received on the submitted Proxy Ballots to approve the Operating Budget.

### General board discussion with attendees:

- 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 requested clarity in pavilion policy of rental time start/finish expectations.
- Residents discussed possibility of more utilization in the Fall of the pavilion if side wall could be installed.
- Discussion of the upcoming improvements planned for the split rail fencing at the entrances.
- Residents discussed missing street signs that will be part of an upcoming replacement this spring.
- Residents expressed concerns about the increased ATV and dirt bike use on the roadways in the community due to safety concerns. The Board encouraged the residents to inform the Police in the future if any safety concerns/issues arise.
- PV Board Member candidate selection process was discussed, including the enhancements last year to advertise the openings at community social events.

The annual meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mark Seifried  
Lake Colony Secretary