Sunset Shores Property Owners Association
Spring 2026 Meeting, May 16, 2026
New Buffalo Yacht Club

Board Members Present: Ron Watson, Missy Goldberg, Sharon Kelly Kenny, Cheryl Istvan, Rich Bogusz, Kathy Rohan, Scott TumSuden

Board Members Absent: None

Members Present: Jeff Coyner and Barbara Ambrose, Doug and Mary Campbell, Simo Dbila, Paula Dillon, Ed Oldis and Nancy, Mike and Diane Oster, Arlene Pokuta, Greg and Marie Pusinelli, Cy Rohan, Mr. & Mrs. Barry Subrin, Danuta Stewart, Rita Watson, Bill Zeiler

Called to order by President Ron Watson at 10:02 am ET.

INTRODUCTION

President: Roll call was taken with all board members being present. Kathy Rohan distributed copies of the Fall 2025 minutes to those in attendance and Missy reiterated that they are also available on the website.

> **Decision:** Kathy made a motion to accept the fall meeting minutes as presented today and Ed seconded the motion. All in attendance approved so the motion passed.

OFFICER REPORTS:

Financial Report: Cheryl presented copies of the financial report which included Fiscal Year 2025 actual spending/surplus, Year-to-date spending and projected expenses for the remainder of 2026. Estimated income was based on 100 paid members, with an updated count of **88** members paid as of today. Cheryl reported that members have responded favorably to the use of Zelle. Fifty-one members paid by check, 20 by Zelle and 17 via PayPal. Arlene suggested no longer accepting PayPal as a form of payment due to the fees. Other's suggested adding the fee cost to the member's payment. Cheryl will reach out to those members who paid using PayPal for input.
Cheryl noted that the matts for East Beach were not purchased pending a new recommendation from the Beach Chair.

> **Decision:** Ron made a motion to accept the financial report, Sharon seconded. All in attendance approved so the motion passed.

Creek: Ron shared that there is nothing new to report, but shared that testing for e-coli risk from Egle was completed and the annual work to open the mouth will be completed

shortly. Ron reminded everyone that they have a $70-$80 maintenance fee on their tax bills.

Beach: Rich and Ron shared that the slope to access the Creek Beach is steeper than in years past and pose a risk of injury. The matt that was previously recommended for purchase will no longer work. They are looking into aluminum removable 30" – 36" wide stairs with single or double railings that they will install themselves. The estimated cost was $3500 – $4000. Discussion ensued about wide, length, costs, and options. Ron indicated that voluntary contributions would be necessary for the purchase just like for the Pump House Beach stairs last year. Ron offered to donate $500 toward the cause. Rich matched his donation with an additional $500. Barry also donated $500. Ron indicated that he will continue to seek donations which should be paid to Cheryl.

> **Decision:** Ron made a motion for SSPOA to contribute up to $4,000 toward the purchase of stairs for East Beach. Sharon seconded the motion and all those in attendance voted for the motion, therefore it passed.

Ed suggested closing the beach until which time the stairs could be installed. It was confirmed that "at your own risk" signage was sufficient at this time. Ron explained that the lake water levels are up this year. They will go down and fluctuate throughout the summer. There can be a 6.5-foot span between the highest and lowest point. Harbor dredging scheduled to happen before June 10th swill provide more sand. Mike Ostier had a picture displayed showing the depth of the Sunset Shores beach from yesteryear. Anyone wanting a copy can contact him.
Ron provided information on the New Buffalo Shoreline Alliance and also the Great Lakes Coalition. He shared information about membership options and how to support these organizations good work. Anyone wanting more information about the Great Lakes Coalition should contact Ron, attend the Great Lake Coalition meeting on August 15th in Holland, MI, or visit their website at www.greatlakescoalition.org. Association memberships are $250 and individual memberships are $50 per year.

Park: Scott reported that we will continue to use the same service as year's past. They are reasonably priced and only raised the cost be cut by $10 given the price of gas. The rubber mulch will be refreshed under the playground equipment as well. Scott reminded everyone about the game available in the storage shed and shared the code. Paid members not in attendance should email for the code. Sharon ordered a new flag and Conrad offered to install it this weekend. Cheryl and Sharon are investigating the feasibility and cost to install a 1/8 of a mile cinder path in the park. Ron added that it should be 5 feet wide and 700 ft long.
Kathy explained that dues cover maintenance expenses and all capital projects require separate fundraising for purchase. Greg asked about the process for approving capital projects. Sharon explained the bylaws rules with a majority vote at meetings of the whole.

Bylaws: Sharon shared how updates to the bylaws are made. There are not changes suggested at this time.

Social: Missy shared that she uses the website, Facebook, email, USPS and door fliers to engage members. Mike suggested texting. There was support for this suggestion so Missy will investigate the best platform for texting property owners and devise a opt-out system. Missy shared that she and Ron work together to welcome new neighbors and provide information about the association.

PUBLIC COMMENTS

- Arlene suggested going to City Hall to find new owners. Missy shared that she is able to get this information online now.
- Barbara shared concern that not everyone is getting information about the fundraisers. Others shared her concern stating that some people report not receiving the emails from Kathy about the East Beach stair fundraising campaign.
- Mike suggested an amendment in the Bylaws about long-term-renters being able to vote at meetings. After discussion, many felt that receiving a proxy vote from the landlord may be the best way to proceed.
- Rita shared that the SSPOA blessings in a backpack was a huge success with many members donating boxes and boxes of food. So much so, they were able to distribute to needy River Valley families as well.
- Rita shared information about blankets she has available for people in need: people fighting cancer, people living in poverty, etc. Contact Rita if you are aware of people in need of a blanket. She also shared an open invitation to join the group in making these blankets on Tuesday evenings at the NB Yacht Club resuming in September.
- Rich shared that his neighbor Gloria Magiola passed away, She lives on Shore Drive near Arlene.

There being no further business, Kathy made a motion to adjourn at 11:22 am, Sharon seconded the motion.