
SVECC Board Meeting

Thursday, 4.22.2025

Attendees

Steve Kunkel, *President*
William Romig, Jr, *Vice President*
Jodie Ausmus, *Secretary*
Jon Schleiger
Brian Reichert

Meeting Minutes

Agenda:

See Attached.

Called to Order:

- By Steve at 6:01pm.
- Introduction of Attendees: Board Members in attendance listed above.

Review Prior Meeting Minutes and Approval

- Meeting Minutes from 3.20.25 reviewed.
- Motion to Approve by Jo, Seconded by Will. Passed by all Board Members.

Old Business

- **Steve:**
 - a. Steve Kunkel presented proposed bylaw amendments, including changes to rules and regulations and a process for budget approval via member vote. The new assessment program's rollout will be delayed until 2026.
 - **Jodie:**

Referral book: Discussed creating a website form for submitting referrals to a book of referrals for community service providers. This would help members find reliable service providers.
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Emails for Board Members: svecc.NAME@gmail.com: Steve, Jo, Will, and Pete complete. Need Bob & Jon.

- **Steve:**

Gate Damage and Renter Communication: Two incidents of gate damage caused by renters resulted in significant repair costs of almost \$2000. Steve Kunkel sent letters to rental property owners urging them to inform renters about proper gate usage.

- **Pete:**

Peter Hollosi confirmed a firm reservation for a new meeting space, and Steve Kunkel will send a check to Ocean Shores Suites, following Pete's instructions.

New Business

- **Steve:**

- a. Steve Kunkel presented the treasurer's report, including account balances and details on past-due assessments. There are approximately \$3,410 in past-due assessments.
- b. Steve Kunkel will work with Becky to finalize and send out the letter to members, which will include the annual meeting agenda and assessment invoice of \$185. The letter and ballot materials will be sent out on the 30th.
- c. Steve Kunkel created a preparation checklist for future presidents, including reserving the meeting space, providing refreshments, and preparing various printed materials. Information on tsunami evacuation and gate operation will also be available.

- **Jon:**

Jon Schleiger provided an update on the gate repair, noting that the RFID reader is still malfunctioning and that a claim has been filed with the insurance company. Brian R suggested improving signage to address recurring gate incidents. The possibility of adding a sign to the gate itself and creating a clear stopping point was discussed. John Schleiger suggested repositioning the existing sign.

- **Pete:**

Peter Hollosi noted that spotlights on a community sign need repair, and Jon Schleiger will address this issue.

- **Brian:**

- a. Brian Reichert raised concerns about the articles of incorporation, suggesting they are outdated and might hold the community club responsible for activities outside its current capabilities and budget. The community club may need to update these articles.

- b. Brian Reichert suggested using Legal Zoom as a more cost-effective alternative to traditional legal counsel for updating the articles of incorporation. Steve Kunkel found this to be a potentially viable option

Summary

The SeaView Estates Community Club meeting, attended by Steve Kunkel, Peter Hollosi, Jon Schleiger, William Romig, Brian Reichert, and Jodie Ausmus, addressed bylaw amendments (including budget approval via member vote and a delayed assessment program rollout), gate damage repair costs, a new referral website form, and the treasurer's report showing \$3,410 in past-due assessments.

Next steps include Steve Kunkel finalizing and sending the annual meeting letter (with agenda and \$185 assessment invoice) on the 30th, exploring LegalZoom for articles of incorporation updates, and planning a post-meeting potluck on May 21st.

Notes

- Steve Kunkel will send a letter to the rental property owners reminding them of community rules and their responsibility to inform renters about proper gate usage.
- Jodie Ausmus will create a form on the website for submitting information to the book of referrals.
- Steve Kunkel will seek legal determination on whether a buyer can withdraw from the community club and if the club can prevent this.
- The Board will review and possibly update the articles of incorporation to reflect the current mission of the club and eliminate outdated or inappropriate clauses.
- Jon Schleiger will put his comments on the property to the south in writing and send them to Steve Kunkel.
- Steve Kunkel will revise his letter to Marsha and send it back, recommending that the community club update its articles of incorporation.
- The group will finalize the potluck plans for the annual meeting.
- Jon Schleiger will investigate and repair the RFID reader on the gate; submit a claim to State Farm for gate repairs, including pictures of the damage, a list of repairs, and costs; and complete a small remaining gate repair task (estimated 30 minutes).
- Jon Schleiger and Brian R will discuss relocating the gate operation sign for better visibility.
- Jon Schleiger will repair the spotlight on the community sign.

- The next meeting, rescheduled to May 21st, will include menu finalization. We will also discuss providing refreshments for the meeting.
- **Adjourned at 6:57 pm.** Motion to adjourn by Steve, Seconded by Jo, and passed by all attendees.

Submitted and Approved

Meeting Minutes submitted by Jodie Ausmus.

Approved By: _____

Steve Kunkel, *President*



Sea View Estates Community Club Board Meeting Agenda April 24, 2025 6PM on Google Meet

President: Steve Kunkel

Vice President: Will Romig, Jr.

Treasurer: Bob Hugo: Absent for this meeCng

Secretary: Jodi Ausmus

At Large: Pete Hollosi

- Call to order: Steve
- Introduction of Attendees:
- Approval of Minutes of Last Board Meeting
- Old Business
 - Steve:
 - Progress with amendments to the By Laws
 - Paper Ballot for amendments
 - Letter to Member re: damage to the gate
 - Jodie: Book of Referrals
 - Pete: Meeting Place for Annual Meeting in June
- New Business
 - Bob/ Treasurer: Absent for this meeting
 - Jodie/ Secretary
 - Steve/ President
 - Compensation for Board Members
 - Assessment maximum
 - Parking on shoulders of roads
 - Letter to the Members
 - Discussion about SVE Inc. property for sale
 - Potluck directly after the meeting?
 - Next meetings: May 22, June 7 (Annual Meeting)
 - Water and snacks for the meeting
 - Other items
- Adjournment