



**Southview Shores Waterfront Community Association
ANNUAL GENERAL MEETING OF MEMBERS
November 9, 2024**

OWNERS PRESENT:

Tom and Colette Camerano—lot 13
Jim Carpenter—lot 27
Mark Monfre—lot 35
Jason Warden—lot 37/lot 38
Bob Patterson—lot 10/lot 11
Dan and Mary Fose—lot 1
Michelle and Dan Kollins—lot 18
Pam and Mike Schmitt—lot 7
Mike and Carey Fose—lot 1
Christopher Szponder—lot 20 and 82
Peter Szponder—lot 20 and 82
Michael and Rachel Fried—lot 53
Chris and April Eddy—lot 7
Andrey and Galina Kutuzova—lot 30
Cindy and Dennis Stalsberg—lot 26
Tom and Jackie Crabb—Lot 8 and 9
Randy Schmitt—lot 56
Jim and Kim Jordan—lot 54

CALL TO ORDER—The meeting, held at the home of Dan and Mary Fose and Mike and Carey Fose, was called to order at 10:10 A.M. by Colette Camerano

CONSTITUTION OF MEETING

Colette Camerano (President) opened the meeting with introductions by all owners present. Jim Carpenter (Secretary) stated that we had a quorum for the 2024 Annual General Meeting, with 23 lot owners present and 25 members represented by proxy. Total representation was 53%. 30% of total membership is required for a quorum.

PRESIDENT'S REPORT

Colette Camerano presented a summary of Southview Shores (SVS) 2024 activity, including:
All 2024 assessments have been received
Brad Barton 2025 charges for installing/removing lifts for boats and personal watercraft

(PWC). (\$200 each for boat lifts in and out, \$120 each for personal watercraft lifts in and out, \$50 each for Canopy removal/ placement)

Owners were asked to return Brad's form contracting him for 2025 services

Brad began installing piers on April 9, 2024 and finished on May 1, 2024

SVS annual dues include 1 lift in the water. Each additional boat or PWC lift is additional \$300 fee

(Double PWC lifts are billed at \$600)

Non-property owners cannot rent a slip on SVS piers

View sheds—applications must first be approved by SVS Board, then WRPCO. View sheds cannot be changed once constructed. So, careful consideration into planning the view Shed should be taken.

Status of Lot 2 violation of WRPCO rules
Status of Lot 19 short-term rentals (violation of SVS Covenants). A letter was sent to the Property owner by our attorney at which time he determined that the property has been placed into an LLC not licensed to do business in Wisconsin. Owners present expressed their concern that short term renting is still going on despite owners' adopting the 2nd amendment. Members agreed the board should continue contacting Wisconsin agencies, vacation rental agencies and our attorney for further action. The property owner has not fulfilled any SVS requirements for renting.

SECRETARY'S REPORT

Jim Carpenter, Secretary, summarized the minutes from the October 21, 2023 Annual General Meeting. He stated the minutes were previously approved by the Board of Directors at their regular meeting. After a motion by Michelle Kollins and seconded by Mike Fried, the Secretary's report was approved by those in attendance.

FINANCE COMMITTEE REPORT

Dan Fose, Treasurer, summarized the 12 month 2024 expected financial results for SVS, which should approximate the budgeted results for 2024. He also summarized the 2025 annual budget, which includes a balanced budget \$33,400 of planned revenue and a like amount of planned expenses. After a motion by Dennis Stalsberg, seconded by Randy Schmidt, the financial report was approved. Results of voting in person or proxy for the 2025 budget are 48 in favor, 3 opposed. 2025 Budget passed.

MAINTENANCE COMMITTEE REPORT

Mike Fried discussed maintenance items, including tree removal resulting from the 2024 storms, removal/replacement of pier post caps, mowing of access paths and trimming of related branches.

ARCHITECTURE COMMITTEE REPORT

Carey Fose presented the architectural committee activity for 2024, including inquiries by owners of lots 23, 34, 56, 18 and 17.

NOMINATING COMMITTEE REPORT

Colette Camerano announced the results of the membership voting for Board members for 2025. Board members elected were: Colette Camerano, Jim Carpenter, Dan Fose, Michelle Kollins, Jackie Crabb, April Eddy, Mike Fried, Bob Patterson and Becky Buelow. At the next board meeting, the directors will elect officers to serve for the following year. The owners present thanked outgoing Board member Jason Warden for his years of service to SVS.

WEBSITE

Bob Patterson reported there has been limited activity on our website; most activity has been on Facebook. However, the website is beneficial for potential buyers of property in SVS.

OTHER BUSINESS

A detailed discussion was held concerning replacing metal panels on piers 8,9,2,3 and 6 with plastic flow-through panels. The flow-through panels allow waves and wind to pass through them unlike the solid metal panels. In a big storm the metal panels pop out and the pier legs and frames have been bent in previous storms. We will keep the better solid panels and use them for spares and/or improving the fishing/swim platforms in size. Others will be sold. The cost for this improvement is approximately \$31,000. Owners will be charged a special assessment in years 2026 and 2027 in addition to the standard annual assessment. Depending on the cost of flow-through panels when we order them, the special assessment would be approximately \$175 in years 2026 and 2027. A motion was made by Michelle Kollins and seconded by Mark Monfre to install flow-through panels piers that do not have them today. All in favor, motion passed. Dennis Stalsberg asked the Board to replace bent metal panels on the "T" portions of our piers with good spare metal panels we have in storage.

ADJOURNMENT

The date of our next annual meeting is to be determined . Mike Fried made a motion to adjourn the meeting; Dennis Stalsberg seconded the motion, all in attendance approved the motion and the meeting was adjourned at 11:40 A.M.

Submitted by,
Jim Carpenter, Secretary