**POINT OF SAND POINT ASSOCIATION**

**P.O. BOX 1975, CASEVILLE, MI 48725**

**PSPA BOARD MEETING**

**MINUTES FROM SEPTEMBER 13, 2023**

The zoom meeting (recorded)was called to order at 8 00 pm by President Bryan Bender.

Board members present:  Bryan Bender - President,  Christine Wroblewski-Treasurer,  Mary Lawson,   Robert Bender,  Margret Bartmess. Absent: Gari Hotton.

**President Bryan Bender**

1. Bryan Bender reported he received an email from Insurance Agent, see attached. Bryan spoke with insurance agent this morning, and she has to make a claim in order to pay Richard Kline's premiums. We have up to $5,000 for this until he has to file a personal lawsuit.
2. Bryan received email from Rock Kuchenmiester about Channel Bulkhead and potential association property (see attached). Bryan emailed Rock today to see if there was a judgement and what he would like PSPA to address.
3. Bryan recommended sending out the attached seven motion updates to the community.  Disregard recommendation until further research completed.
4. If we should put dock pieces back in for people to remove boats given the complaints.  Consensus is no – requires two people to remove boats and there is more risk trying to reassemble. Can we have new dock company remove floating dock? Consensus to leave floating dock in until spring and have new dock company remove. Dean Krumboltz was leading dock communication.

**Roberts Agenda Items:**

1. Rob raised discussion and possibly vote on the three volunteers who have offered to join the board. Bylaws state they can be temporarily filled until next PSPA annual meeting. Motion to include Dennis Richey to board, Second by Bryan, Yes by Margie, Mary, Christine. Motion passed. Rob will notify Dennis.
2. Discuss next steps if we decide to send out a by-laws survey. **Recommend board members take time to review by-laws and write 4-5 questions and gather list items to be part of community survey. Completion date by 9/24/23 – submit via email**.
3. Discuss any bylaw comments Gari has. Pass on item
4. Discuss the date for an annual meeting. Would need to send out all new proxy votes. Consensus to have Saturday, November 11th**. Need Gari & Dennis input on dates. Christine will check with hall.**
5. Find a volunteer up there who will nail on the park signs I was asked to order (I wont be up there until Thanksgiving at the earliest**). Bryan will post on November 11th. Rob ordered signs and Christine will pay Rob. Margie will black out sign language not relevant.**
6. Discuss findings from the new attorney that has weighed in on several legal issues. By-laws were legal. Bryan notarized copy of ballots to record with Huron County.
7. Discuss asking/demanding Pointe West to take over the dredging so that PSPA can simply write a check for our share (at least for the north side).  Simply refusing to take on the workload next spring might force them to take over the workload.  Is PSPA does weeding and dredging that’s not a fair workload share – it shouldn’t continue.  We should also ask legal counsel to draft a document memorializing the shared worked load between the two associations. Consensus is to keep in our control.
8. South Channel – April 1st last date to dredge. The dredge guy stated he could not do both in span on two weeks. Would need to have two vendors to complete at same time. South channel sand can’t go on south beach – needs to go on north side.
9. Are we really putting up a rope fence on the easement and upsetting someone that just bought a house in our area?  I doubt we legally can because it is an easement and not property the PSPA owns. Margie requested information from survey to see if it is easement or PSPA property. Title company would know. Table to find out who owns it. Consensus to table until spring. Also discuss where sign is on property and should we move.
10. Discuss the management companies that have indicated interest in managing finances and reports for our community ($650 a month total).  Which also includes an online portal that any member has access to their history and billing information as well as the ability to pay online.  The following two links show videos of the member portal and then the board’s private portal.  These are worth viewing. Board discussed and bank fee is only $2000. Christine currently working with accountant on taxes.
11. <https://attendee.gotowebinar.com/recording/8041768005974879746>
12. <https://sentrymgt-my.sharepoint.com/personal/jbarrows_sentrymgt_com/_layouts/15/stream.aspx?id=%2Fpersonal%2Fjbarrows%5Fsentrymgt%5Fcom%2FDocuments%2FMicrosoft%20Teams%20Chat%20Files%2FBoard%20Portal%20%282%29%2Emp4&wdLOR=cA232844C%2D714A%2D4722%2D838F%2DECBF03EB7063&ct=1694114250671&or=Outlook-Body&cid=0A7A0B73-E469-46DB-A486-A59A211D03F3&ga=1>

Bryan is investigating fees for HOA attorney for retained vs. on demand fees.

**Christine's Agenda Items: All previously discussed in first agenda items.**

* Annual Elections of Board Officers
* Going from 9 Board Members to 7
* Selecting a new Annual Meeting Date
* Gift card for removing steps from M. Channel (I contacted Dennis Richie and he said someone named Rob got there before him.) I asked my husband Rob if he did it and he said no. I thought maybe he forgot to tell me. Was it you Rob Bender? Unresolved – Christine will retain gift card.

**GARI Agenda Items: Not discussed**

- Her By-law changes.

-- Meeting adjourned at 9:43 pm