



Minutes (draft) – Saturday, July 20, 2024
Great Hall | Lake Limerick

or via Zoom Meeting ID: 821 0162 0124 Passcode: 821236
Zoom attendees: Please stay on “mute” mode when not speaking. Thank you!

- 1. 9:00-9:05am Board Introductions & Roll Call: President-** M. Robinson, **Vice President–** M. Berni, **Secretary –** P. Paradise. **Directors:** J. Ingemi, B. Smith, G. Hearron, M. Paradise, D. Dyson, K. Evans (**Ex Officio**), **Shannon Ramos** - General Manager

President Robinson called the meeting to order at 9:02 am. Secretary P Paradise called roll and all members referenced above were present. Also in attendance was LLCC Community Manager Shannon Ramos

- 2. 9:05-9:20am Community Input/Comments (15 minutes):** *This time is allocated for community members to let the board know of areas they should be made aware of. In most cases the board will listen to get more insight, and questions will not be answered. The president may ask a clarifying question and/or call on a board member or the general manager if they have expertise in this area. Issues raised may be added to next month's agenda or be referred to the appropriate committee if the member so requests.*

A community member requested the status of social membership dues collections.

- 3. 9:20-9:25am Approval of Minutes:**

Actions: Motions to approve the Minutes from

- The Board of Directors Meeting of June 15, 2024
- The Board of Directors Strategic Planning Session of June 20, 2024
- The Board of Directors Closed Session to Discuss Legal/Personnel Matters of July 8, 2024
- The Board of Directors Budget Planning Session #1 of July 9, 2024

A motion was made by J Ingemi, seconded by D Dyson, and passed with no nays to approve the minutes as presented for the above referenced 4 board of director meetings and study sessions.

- 4. 9:25-9:35am President's Report: M. Robinson**

President Robinson provided a brief report (see attached). President Robinson thanked the community for attending the meeting. The following activities were noted: a community garage sale this weekend, July 4th week Lake Limerick Daze was a huge success, and music on the patio will occur on July 27th. The 2024/2025 annual budget is currently being developed and involves the Board in its governance role and the General Manager in its management role. President Robinson reached out to long time llcc member Esther Springer-Johannesen to thank her for her decades of volunteering and tireless commitment to the community. Recent events have necessitated a break from board activities.

- 5. 9:35-9:45am Financial Report: M Paradise (on behalf of the board)**

- Current Financials

Action: Motion to accept Treasurer's report

M Paradise provided a brief financial report (see attached) for complete details. The Board and the General Manager are working together to develop the 2024/2025 budget, there have been two study sessions to date. A third study session has been scheduled for Wednesday July 24th at 2pm and an additional 4th study session has



been scheduled for Thursday August 1st at 5pm. These study sessions are open to the general membership to observe and no decisions or motions are made.

A motion was made by B Smith, seconded by J Ingemi, and passed with no nays to accept the treasurer's report as presented.

6. 9:45-10:10am General Manager Report- Shannon Ramos

A brief report was provided by General Manager Shannon Ramos (see attached for complete details). A series of slides was presented for information, clarification, and progress on matters of the association.

A motion was made by B Smith, seconded by D Dyson, and passed with no nays to approve the bid amount of \$63K for weed treatment. The original budget was for \$45k and the budget approval allowance was increased due to an increased scope of work and a change to a more expensive chemical.

7. 10:10-10:25am Water Report: K. Evans

A brief report was provided by Water Committee Chair K Evans (see attached for complete details). Well evaluations have been completed with the exception of well 6. The contractor will return in August with the equipment required to evaluate well 6 (well 6 is our deepest well and requires larger equipment). A final well evaluation report will be provided upon completion of all contracted tasks. Several pumps, valves, and piping were replaced during the well evaluation process. A voluntary water conservation program was introduced last month by the water committee. The water committee is working on a draft 2024/2025 budget and anticipates it will be ready for committee review and approval on July 27th. The committee approved draft budget will then be provided to the LLCC Board of Directors and the General Manager. Members can anticipate a very modest water rate increase as well as an increase in reserve funding requirements. The draft 10 year water system plan is nearing completion and the water committee and its vendor are responding to questions from the Health Department that arose during State Agency review. Once the Health Department draft review and well evaluation report have been completed and integrated into the draft plan – a board of directors study session will be held to review the final draft. The Navy Trestle Seismic Upgrade Project has been completed and normal traffic flows restored.

8. 10:25-10:40am Old Business

a. Parks survey results – M. Robinson

A brief report on a recent community wide survey was provided by President Robinson (see board packet for complete survey details). A parks and greenbelts survey was provided to the community. This survey for the most part (95%) was a repeat of a survey issued two years ago. Survey results were similar while only half of the members responded in comparison to the survey taken 2 years ago. A few new questions were added to the current survey based on greenbelt committee requests. The survey results will be provided to the greenbelt committee. It was recommended that an annual survey of members be considered.

9. 10:40-11:00am New Business

a. Motions to the Board from Committees, including The Architecture Register and the Compliance Register – P. Paradise

President Robinson introduced advisory committee motions to the board. There could be changes in procedures moving forward with how the Board, the General Manager, and the committees' interact. Ongoing governance and management changes may result in better defined processes for committee requests to the board and/or management.



LAKE LIMERICK COUNTRY CLUB BOARD OF DIRECTORS

Motions to the board from committees are attached. Please see for complete details of motions made.

10. 11:00-11:10am Community Announcements

- a. Garage Sale- today and tomorrow 9a-4pm, Next Saturday, July 27th, Garage Mahal on the patio

11. Motion to Adjourn to Closed Session to discuss legal/personnel issues and Compliance Register/Hearing Committee Issues

A motion was made by M Paradise, seconded by J Ingemi, and passed with no nays to adjourn to closed session

Closed session discussion topics included personnel, operations, communications, compliance, collections, & foreclosures, and the legal risks and liabilities associated with same.

The nomination and election of a Board of Director Treasurer discussed.

The final resolution to a non-complying length member vessel was reached.

12. Motion to Reconvene to Open Session

A motion was made by J Ingemi, seconded by M Berni, and passed with no nays to reconvene to open session

13. Motion to Accept all Motions Made in Closed Session

1. *Accept resignation of Greg Hearn from Lake Limerick Board of Directors*
2. *Open application process for Appointment of board vacancies (two positions) open.*
3. *Final resolution to a non complying length member vessel*
4. *Nomination and election of M Paradise as treasurer for the remainder of the existing term.*

14. Motion to Adjourn

A motion was made by J Ingemi, seconded by M Berni, and passed with no nays to adjourn. The meeting was adjourned at 12:28pm

Meeting Minutes taken by P Paradise