Board Meeting Minutes
November 5th, 2025
7:30pm

In Attendance: Cox, Schultz, Viessman, Haley

- Management Company Update
  -Trash & Recycle will be on seasonal hold 12/1/25 through 3/1/26
  -Snow Contract active for Winter 25-26 season
  -Several architectural requests for new siding and roofs
  -Three (3) homes continue to be out of compliance on dues. One (1) has requested a payment plan due to hardship and approved
  -Inquire about having the lighthouse inspected for hail/wind damage

- 2026 Budget
  -Board approved
  -Dues increase by 10% for 2026 ($203)

- Long-range financial planning
  -5-year range projects a surplus to complete major projects such as mailbox replacement and park upkeep and/or removal

- Upcoming to-do's
  -Newsletter topics: send out end of year newsletter
  -Dues statement: $203
  -January letter: prepare mid-December for approval
  -Upcoming maintenance
    *Lawn: expired. Request new bids
    *Snow: current
    *Irrigation: expired. Continuing with Formaneck Irrigation for 2026
    *Mosquito: expired.
    *Republic: seasonally on hold from 12/1-3/1
- Open Discussion
  -continue Egg Hunt. Tentatively scheduled for Saturday March 28th