**Lake Redwine Plantation Board of Directors**

 **Meeting Minutes 7.23.2024**

**Date/Time: Tuesday, July 23, 2024 /7:00 PM**

**Meeting Location: Clubhouse**

**Purpose/Objectives of the Meeting:** The objectives of the meeting are:

1. To receive Treasurer’s and Community Manager’s Reports
2. To discuss and decide on current agenda items and new board actions.

**Preparation for Meeting: Read/Bring:**

1. Board Packet
2. Calendar/Rankings of Proposed Business Items
3. All additional documents and correspondence received as applicable to the Board meeting objectives.

**Call to Order:** Bill Cassels – President

**Visitor Registration and Roll Call:**  Peter Sheren– Secretary

**Attendees:**

Present Absent

 Bill Cassels – President x \_\_\_\_\_\_

 Steve Sharp – Vice President  x \_\_\_\_\_\_

 Matt DePoi – Treasurer x \_\_\_\_\_\_

 Peter Sheren– Secretary \_\_x\_\_\_\_

 Ben Callaway– Director At Large \_\_\_x\_\_\_

 Jamie Shear – Community Manager x \_\_\_\_\_\_

**Welcome/Opening Comments /Announcements:** Bill Cassels, President

**Meeting Attendees: Shannon Beck, Stu Metcalfe, Craig Brazeal, Roy Sowers, Sarah Sowers, Bill Dixon, Kristi Romuald, Lynne Crump**

**Reports and as Applicable, Action Requested:**

* Treasurer’s Report: Financial and Accounting Reports - Matt DePoi – Financial Summary and Update **- Bank Assets Totaling $783,899.89**
* **Operating Fund Totaling $261,584.85**
* **Reserve Regular Fund Totaling $126,458.92**
* **Marina Operating Fund Totaling $52,175.82**
* **Marina Reserve Fund Totaling - Moved to Regular Reserve Fund**
* **Lake Operating Fund Totaling $12,943.95**
* **Lake Reserve Fund Totaling $30,736.35**
* **Schwab Funds/Gen. Reserve $300,000.00**
* **Total Operating Expenses were $99,745.89 for June – This was high because insurance was paid in full ($52,000.00), making operating costs unusually high.**
1. Committee Reports/Updates – Lake (Bill and Chad) see below on unfinished business.
2. Amenities (Steve) – South Shore Park gate will be completed in August.
3. Landscape (Jamie) – The Cottages is looking for a more qualified landscaper to replace the current landscaper. Residents were not happy with weekly turf services.
4. Community Manager Report/Information: Jamie Shear – Amenity Incidents/Compliance Issues/Homeowner Hearing/Adhering to LRP Policy – 64 Compliance notices were sent out and 35 have been resolved.

**Unfinished Business:**

1. 2024 Dredging Results Update – Bill Cassels – The dredging was successfully completed. Chad will get back results in late July or early August and post results via social media.

**New Business: List of Items/Presenters/Time and Action Required**

1. 2025 Preliminary Budget and Assessment Increases – To keep pace with inflation and significant spikes in inflation from 2020, dues are estimated to increase to $1150-1200/yr. Dues have not increased since 2019. Per the 2017 reserve study, it was recommended to assess a steady increase in fees to mitigate future shortfalls in reserves and this was not done. Property comparisons conclude that our dues should already be set at $1250/yr. The board must budget for other operating increases such as landscape, pool, insurance, management, and lake services. The board may consider increasing marina dues to match marina dues at North Shore.

**Invitation to Residents to Speak: Bill Cassels**

1. **Michael Dies brought up ideas for some senior amenities additions to be considered for next year’s projects. Shuffleboard, Bocce Ball, and Yacht Club were a few ideas.**

**Board Meeting Adjournment: Bill Cassels**

**Motion:**

Next Scheduled Regular Meeting of the Board of Directors: August TBA. To be held at Lake Redwine Clubhouse at 7 PM.

Regular Board meetings begin at 7:00 P.M. on the fourth Tuesday of each month and the meeting location is held at the clubhouse unless a change notice is announced through the community web site and bulletin boards.

Agenda prepared by Jamie Shear, LRP Community Manager