



**ABBEY HARBOR**  
CONDOMINIUM ASSOCIATION

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**(OFFICIAL MINUTES)**  
**MONTHLY AHCA BOARD MEETING**  
**SATURDAY, JANUARY 16, 2021**

President Snyder called the January Board of Directors meeting to order at 9:00 AM.

**Roll Call**

Present: E. Snyder, E. Breen, G. Schneider, G. Ross (via Phone) T. Whowell Jr  
Also Present: D. Schatz, S. Swinton, D. Fina

**Review Financials**

- Eddie & Gary have been cleaning up the account names so that the Balance Sheet reads correctly.
- They will also be cleaning up a few other formatting issues that will make reading the financials easier moving forward.

Schneider/ Ross 2<sup>nd</sup> a MOTION to approve the financial statements as presented, and the motion carried without a negative vote.

**Communication from Owners Present**

None.

**General Business**

1. Update on Open Abbey Harbor Items
  - a. Ice House Purchase
    - i. Eddie spoke with Michael Lucero GM of the Abbey Resort and he anticipated the Purchase of the Ice House Easement Vacation will be able to occur at the end of the Month or first week of February. They are awaiting a VOF decision on some buildings that are looking to construct behind the spa.
    - ii. Our timeline for the New Garage and Rooftop Deck will be as follow: Purchase the Vacation, Finalize Plans, Permit this Spring, Bids, Look to Construct in the Fall.
  - b. Harbor Renovation 15 Year Loan
    - i. Eddie has been in contact with the Insurance Agent, Attorney, and Accountant all of them have echoed the same remarks that the wisest course of action for this Board of Directors' is to get the loan off the books. As the intent of the loan was in good faith and necessary to accomplish the harbor renovation the tool in which was done leaves the Abbey Harbor and its Board wide open to exposure being that the loan is unsecured to Gordy's and that the loan itself is leveraged against the all of the units in the association, not just the Gordy's units.
    - ii. There was a discussion as it relates to the Gordy's 15 Loan and getting that removed from the Harbor's Balance Sheet. We presented to Gordy's an option for

- a Repayment Agreement and Promissory Note or they can procure their own financing terms.
    - iii. Tom stated that he and his brother will discuss this upcoming week and will get back to the Board no later than Wednesday with a proposal whether they will go with the Repayment Agreement Route or Procuring their own loan. It was noted we would prefer them to get their own loan.
  - c. Village of Fontana Silt Issue Study
    - i. Ed, Darrell, and Eddie all participated in the last meeting with the committee. At which time Ruckert Mielke presented us with a preliminary report of the areas that are of concern in dumping excess sediment into the Abbey Harbor and Geneva Lake.
    - ii. Ruckert Mielke wanted the committee to review the document and at our next meeting come back and prioritize which areas we would like to focus on. Which both Harbor and Village sent them back to gather pricing, grants, and other funding sources as well as they come back with a recommendation.
    - iii. We also are going to be inviting the other adjacent property owners to the next meeting that could possibly be directly impacted which would be Big Foot CC & Robert Stewart Excavating.
    - iv. We also would like to see that the pipe that was installed in the channel be added to this study.
    - v. There was discussion about why we did not have an independent study done outside of Ruckert Mielke who has caused many of these issues. Which came done to money and trying to be good neighbors and work with the Village.
    - vi. Eddie had suggested that once Ruckert Mielke completes the study to reach out to Craig Workman who is a slip owner and see if he could review their work as he was the Director of Public Works for the Village of Fontana for a number of years in the early 2000's to early 2010's.
  - d. Short-, Medium-, and Long-Term Reserve Fund
    - i. No action taking at this time.
- 2. Insurance
  - a. Renewal will be coming up next month. We are on a 3-year cycle of going to bid and this will be our third year with them. They informed us that there will be an increase this year as marine insurance is going up not because of anything in our area but hurricanes and other natural events that have caused this sector of insurance to go up.
  - b. We are going to add in the cyber for \$1,500 as there are more and more cyber security breaches and we would like to error on the side of caution.
- 3. New Access Cards for 2021
  - a. Can we use the phone to open the gate?
  - b. Are there other options for cards?
  - c. Eddie to investigate and present at our next meeting.
- 4. 2021 Event Schedule
  - a. Antique Boat Show wanted to gauge to see if we had interest in having them come back in 2021. Which we do. The Abbey Resort is the question on what they have bookings wise for weddings. This would be the last weekend in September.
  - b. Eddie is working on a band schedule which is going to be wrapped up in the coming weeks.

- c. Gina, Scott, and Eddie will be discussing the possibilities of other events we can host keeping social distancing and safety in mind. Maybe doing a large party in September when more vaccinations have been administered.
5. By-Law Updates
- a. We are working solely right now in 8.1 Rules and Regulations.
    - i. Our plan is Update and Restate the Rules and Regulations and disperse them by March 1<sup>st</sup> to all boaters to let them know about the new updates and rules that will go into effect this year.
      - 1. Parking will be restricted on Holiday weekends to 1 car per slip.
      - 2. Pets- we are restricting pets to dogs and cats. Pet restrictions for the pool are that no pets whatsoever can be brought into the pool area. Pets can be permitted in the Harbor House if they are a service animal which is defined as a dog that's individually trained to do work or perform tasks for the benefit of a qualified individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability, including but not limited to: Visual Impairments, Deafness, Seizures, Mobility Impairments, Post-traumatic stress disorder.
      - 3. Boat Launching- who can use it and what costs are associated with that.
      - 4. Signage and Flags
      - 5. Guests Policy
      - 6. Floating Mats

### **Adjournment**

Breen/ Whowell 2<sup>nd</sup> a MOTION at 12:05 pm to adjourn the meeting, and the MOTION carried without a negative vote.