



**ABBHEY HARBOR**  
CONDOMINIUM ASSOCIATION

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**(OFFICIAL MINUTES)**  
**MONTHLY AHCA BOARD MEETING**  
**SATURDAY, FEBRUARY 20, 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, T. Whowell Jr  
Also, Present: D. Schatz, D. Fina, J. Huston, A. Landau

**Meeting Minutes**

Ross/ Schneider 2<sup>nd</sup> a MOTION to approve the meeting minutes from January 16<sup>th</sup> as presented, and the MOTION carried by ayes without a negative vote.

Item 5 Abbey Resort Temp Housing Discussion moved up in the agenda

- Ed Sr gave an overview of the operations of the Abbey Resort property from his perspective as an individual owner who has not only run the Abbey Harbor, General Manager of the Abbey Resort as well as the Property Manager for both Abbey Villa's and Abbey Ridge. Also, that of being a Plan Commission member in the Village of Walworth for 20+ years.
  - Ed Sr noted that the Abbey Resort already rents homes in Fontana and what the resort is looking to do is in a global scale looking to get out of renting homes and have on-site housing which could entice better employment candidates.
  - Fontana PD said that in all of the years that the Resort has had the rentals there have been 2 calls 1 PD and 1 EMS. The PD was for an open-door check and the EMS was an inhaler issue.
  - The Abbey Harbor does have a benefit as we will be able to exercise the Ice House Easement when this gets approved.
- Ed Breen wanted to clarify that when speaking at the Village meeting, he meant no intention of speaking for any Abbey Harbor Association Member, and did not intend on implying that the board has made any official position regarding the Abbey Hotel Outbuilding.
- A. Landau, J. Huston, & D. Schatz all participated in the discussion on the concerns that were brought up by the Abbey Villas and several owners that are both slip and condo owners about security concerns, aesthetic concerns, and more importantly safety concerns.
  - Of which the AH BOD shares some of the same concerns and would like to participate in a large global discussion moving forward with any of the groups that would like us to participate.

**Review Financials**

- Ed Breen is going to reach out to APV to find out the status of the Ice House Purchase Agreement and see if he can get this figured out where we stand with it.

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**

- J. Huston- What happened with the results from the survey?
  - We will have this on the March Agenda
- G. Ross made a MOTION that any outside consul needs to be approved by the president of the BOD and/or needs to have board approval.

Ross/ Snyder 2<sup>nd</sup> a MOTION to approve any outside consul needs to be approved by the preside of the BOD and/or needs to have board approval, and the MOTION carried by ayes without a negative vote.

### **General Business**

1. Update on Open Abbey Harbor Items
  - a. Ice House Purchase
    - i. Ed Breen will reach out to the Resort and report back to us next Meeting.
  - b. Harbor Renovation 15 Year Loan
    - i. See Item 2.
  - c. Village of Fontana Silt Issue Study
    - i. Ed Sr, Darryll Schatz, and Ed Jr gave overviews of the current stage that the study is in now.
    - ii. We are still in progress of trying to set-up meetings with adjacent property owners.
    - iii. The Sewer Drain in the Harbor Channel will be added to the study.
    - iv. Ed Jr is working on getting quotes for dredging so we know what work will need to be performed this season.
2. Review and Action on Gordy's Proposal
  - a. Gordy's is going to get us a detailed proposal by 3/1/21.
  - b. We currently have 2 paths either we execute the repayment agreement or Gordy's Refinance's and obtains their own financing.
3. Board Resolution 2201 Relating to Harbor Renovation 15 Year Loan for Gordy's
  - a. No action taken as there was a change in the verbiage and need time to review.
4. New Access Cards for 2021
  - a. Eddie presented options for switching how we access the property.
    - i. With staying with the current system, we have we can either use cards or fobs.
    - ii. If we wanted to go with an app-based system, we are around \$17,000 which there is no interest in pursuing this option.
  - b. New card structure
    - i. All boaters will receive 2 cards
    - ii. Card 3- \$50
    - iii. Card 4+- \$100
5. Abbey Resort Temp Housing Discussion
  - a. This was moved up in the agenda.
6. New Traffic Light
  - a. Eddie presented a quote from Tapco for a new traffic light controller. This will allow us to try different timing periods to help boats get in and out of the harbor more expediently.

b. This controller will replace the one that was installed in the mid '90's.  
Schneider/ Ross 2<sup>nd</sup> a MOTION to approve the Sales Quote from Tapco for a new traffic light control in the amount of \$4,548.23, and the MOTION carried by ayes without a negative vote.

7. By-law Updates

a. Eddie ran through the final changes of the updates and changes.  
Schneider/ Ross 2<sup>nd</sup> a MOTION to publish and distribute the Restated Rules and Regulations date 2/20/21 as presented, and the MOTION carried by ayes without a negative vote.

**Adjournment**

Ross/ Schneider 2<sup>nd</sup> a MOTION at 11:45 am to adjourn the meeting, and the MOTION carried without a negative vote.