

ABBHEY HARBOR
CONDOMINIUM ASSOCIATION

ABBHEY HARBOR CONDOMINIUM ASSOCIATION
(OFFICIAL MINUTES)
MONTHLY AHCA BOARD MEETING
SATURDAY, JANUARY 19, 2019

President Prudden called the meeting to order of the AHCA Board to order at 9:00 am in the Harbor Meeting Room at the Abbey Resort, 269 Fontana Blvd, Fontana, Wisconsin.

Roll Call

Present: D. Prudden, C. Surta, E. Snyder, W. Kohnke, T. Mintz

Absent:

Guests: S. Whowell, N. Polce

Meeting Minutes

None- Approved with Annual Assessment Mailing

Review Financials

Surta/ Kohnke 2nd a MOTION to approve the January Financial Management Report as presented, and the MOTION carried by ayes without a negative vote.

General Business

1. Removal of Class C Director Todd Mintz by Owners of 1200 Series Slips Gordy's Lakefront Marine and Abbey Marina G.
 - a. Steele informed the board of his decision to make this change.
2. Appointment of New Class C Director Nick Polce by Owners of 1200 Series Slips Gordy's Lakefront Marine and Abbey Marina G.
 - a. Steele appointed, and introduced Nick Polce the new General Manager of Gordy's Lakefront Marine to the board.
3. Harbor Renovation Close Out w/ Merryman

Snyder/ Kohnke 2nd a MOTION to have Craig and Ed Jr go through the final numbers and finalize the closeout and final draw to Merryman Excavation on the Abbey Harbor Renovation Project, and the MOTION carried by ayes without a negative vote.

4. Pool Renovation

Snyder/ Kohnke 2nd a MOTION to have Craig and Ed Jr interview and award the bids to the firms for Testing, Design, and Budget the Pool Renovation with a not to exceed \$25,000, and the MOTION carried by ayes without a negative vote.

5. AHYC Social Membership Fee

Prudden/ Surta 2nd a MOTION to raise the Social Membership fee from \$895 to \$1,195, and the MOTION carried by ayes without a negative vote.

6. Trim Outs on Piers

- a. Eddie gave an update on finalizing the skirt board trim outs on the piers. O'Neill Builders will be performing those installations and begin work once there is enough ice to work on.

7. Pier Company Launching

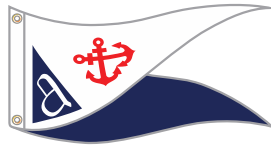
- a. Discussion about the various pier companies using the harbor launch.
- b. No action taken

Kohnke/ Snyder 2nd a MOTION to go into an Executive Session for the purposes of discussion the Harbor Slips at 10:07 am, and the MOTION carried by ayes without a negative vote.

Snyder/ Kohnke 2nd a MOTION to return to Open Session at 10:37 am, and the MOTION carried by ayes without a negative vote.

Adjournment

Snyder/ Kohnke 2nd a MOTION at 10:45 am to adjourn the meeting, and the MOTION carried without a negative vote.



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MONTHLY AHCA BOARD MEETING
SATURDAY, FEBRUARY 9, 2019

President Prudden called the meeting to order of the AHCA Board to order at 9:00 am in the Harbor House Meeting Room, 271 Fontana Blvd, Fontana, Wisconsin.

Roll Call

Present: D. Prudden, C. Surta, E. Snyder, W. Kohnke, N. Polce

Absent:

Guests:

Meeting Minutes

Surta/ Polce 2nd a MOTION to approve the January 19th Meeting Minutes as presented, and the MOTION carried by ayes without a negative vote.

Review Financials

Surta/ Kohnke 2nd a MOTION to approve the January Financial Management Report as presented, and the MOTION carried by ayes without a negative vote.

General Business

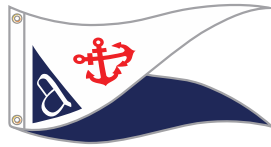
1. Slip Sales
 - a. Eddie gave an update on the sales that are currently under contract and are set to close at the end of the month. Those being units 206 AB \$138,000, 558 AA \$157,500, 627 AA \$165,000, and 1020 AA \$150,000.
2. AHYC Memberships
 - a. We have raised the Social Membership from \$895 to \$1,195 and reducing the number from 55 to 50. This will generate more money with fewer social membership.
 - b. Eddie will get these out early March.
3. Parking
 - a. In the Season Opening Email we will include the following information:
 - i. Have the map of the village and harbor parking and indicate where the new gates will be located.
 - ii. Owners' can purchase parking pass from the Village Hall for \$15 each with a maximum of 3.
 - iii. Holiday Weekends (Memorial Day, 4th of July, Labor Day) parking will be restricted to 1 car per slips. Not, just the day of like we have done in years past.
 - iv. Indicate when the peak hours are which are 11-3pm on weekends.

Snyder/ Polce 2nd a MOTION to go into an Executive Session for the purposes of discussion the Harbor Slips at 10:25 am, and the MOTION carried by ayes without a negative vote.

Snyder/ Kohnke 2nd a MOTION to return to Open Session at 10:55 am, and the MOTION carried by ayes without a negative vote.

Adjournment

Snyder/ Kohnke 2nd a MOTION at 11:00 am to adjourn the meeting, and the MOTION carried without a negative vote.



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(OFFICIAL MINUTES)
MONTHLY AHCA BOARD MEETING
SATURDAY, MARCH 16, 2019

President Prudden called the meeting to order of the AHCA Board to order at 9:00 am in the Harbor House Meeting Room, 271 Fontana Blvd, Fontana, Wisconsin.

Roll Call

Present: D. Prudden, C. Surta, E. Snyder, W. Kohnke,

Absent: N. Polce

Guests: T. Whowell Sr.

Meeting Minutes

Surta/ Kohnke 2nd a MOTION to approve the April 13th Meeting Minutes as presented, and the MOTION carried by ayes without a negative vote.

Review Financials

Snyder/ Surta 2nd a MOTION to approve the May Financial Management Report as presented, and the MOTION carried by ayes without a negative vote.

Communication from Owners Present

There was a concern about the boat that was in slip 508 sticking out to far. We will evaluate and get a response after our next meeting.

We also received suggestion of making the bridge an express lane in the mornings and afternoons to get more people in and out more efficiently.

General Business

1. Harbor Work Boat
 - a. We purchased a 16' Boston Whaler from Beacon Marine for \$17,000.
2. Dock Accessories
 - a. We are having trouble locating the number of caps. The caps are costing more than anticipated but we are willing to spend up to \$3,000 to get the caps for the cleats.
 - b. Huston 1129 will need to remove the old dock box from the deck. Eddie to contact.
 - c. Birkinbine 1147 will need to remove the Flag Pole and lighting he put into his slip. This was not approved, but we did want to note he did a very nice job at additions.
 - d. Gagliano 1139 will need to remove the blue bumpers from his pier and have us install the new black ones.

3. Signs along the Perimeter Slips

- a. The board discussed adding signs on the dock boxes for “Private Piers No Trespassing” we also discussed adding another sign at the along the perimeter.
- b. No action was taken at this time as we want to give the new signs some time to work.

4. Landscape Bed on the Eastside of Main Lot

- a. We had a loss of 57 Lilac Bushes.
- b. We will remove the dead bushes and restore the area.

5. Urbanus 632 Prop Damage

Surta/ Kohnke 2nd a MOTION to deny the request to pay for the damage to his prop, as we are not responsible for the bottom of the harbor and it is an unforeseen item. The MOTION carried by a 3-0-1 Vote Snyder abstained.

6. Ice House

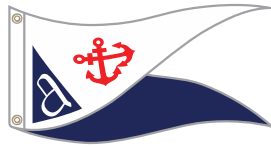
Surta/ Snyder 2nd a MOTION to offer the Abbey Resort Condominium Association \$15,000 for the purchase of the Ice House Parcel and this is a final offer, and the MOTION carried by ayes without a negative vote.

7. Pool Renovation

- a. Eddie distributed the updated renderings from Ramaker and Associates.
- b. Craig updated the group on the site plan and the renderings. We will be looking to go to bid mid-June.

Adjournment

Kohnke/ Surta 2nd a MOTION at 10:50 am to adjourn the meeting, and the MOTION carried without a negative vote.



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MONTHLY AHCA BOARD MEETING
SATURDAY, APRIL 13, 2019

President Prudden called the meeting to order of the AHCA Board to order at 9:00 am in the Harbor House Meeting Room, 271 Fontana Blvd, Fontana, Wisconsin.

Roll Call

Present: D. Prudden, C. Surta, E. Snyder, W. Kohnke, N. Polce

Absent:

Guests: T. Whowell Sr.

Meeting Minutes

Surta/ Snyder 2nd a MOTION to approve the March 16th Meeting Minutes as presented, and the MOTION carried by ayes without a negative vote.

Review Financials

Surta/ Polce 2nd a MOTION to approve the April Financial Management Report as presented, and the MOTION carried by ayes without a negative vote.

Communication from Owners Present

None.

General Business

1. Parking Lot Seal Coating and Patching
 - a. Eddie gave the update on the proposal from Hastings Asphalt Services. We are locked in on the seal coating from 2018 as it got too late to do the work.
 - b. For the patching work we have 4 locations in the main parking lot to get repaired around 650 square feet. The price came in at \$2,540, this work is slated for next week.
2. Private Event Schedule
 - a. Eddie provided an overview of the requirements of having an event in the club house, which is \$250 per event, food can be catered from a list of approved vendors, all beverages have to be purchased through the bar.
3. Slip Sales
 - a. Eddie gave an update of the slip sales. We have two closing in the next couple of weeks. At this time there is only one slip available. An AA Slip for \$189,000.
4. Water Circulator Electrical Charge

- a. Eddie had an owner approach him about slip holders having water circulators in the slip and letting them run continuously since the season opened.
- b. The board decided to leave everything as status quo and not charge slip holders for electricity. The benefits of having the water moving greatly outweighs the cost of running the pumps.

5. Harbor Work Boat

- a. The 1979 Mako Center Console needed a number of repairs to the oil reserve, oil line, engine rehab, in addition to that the boat had sunk 3 times last season.
- b. In speaking with Mark from Jerry's Majestic Marine it was discussed that the boat is not worth putting the money into.
- c. Eddie and Dave have met with the boat companies that own slips in the Abbey Harbor and have provided a cost summary of a new boat.
- d. Craig suggested we hold off on purchasing a new boat and investigate possibly buying a used boat if we can find one that will suit our needs.

Prudden/ Kohnke 2nd a MOTION to table action on this until the next board meeting or we find a used boat that suits our needs, and the MOTION carried by ayes without a negative vote.

6. Pool Update

- a. Craig and Eddie are going to meet with Ramaker next week to execute the agreement. Our plan is to have a plan and renderings ready for the May meeting. We are also going to have a consult with Sean Gallagher from Poolblu after this meeting.

7. Intended Usage Agreement Unit 701

- a. When the AH Slips were installed the unit owners of 701 would like to have the option to stay using the slip that is against the main walkway. This agreement will serve as the instrument until they decide to sell the slip.

Kohnke/ Snyder 2nd a MOTION to have the attorney update the dates of the agreement and send off to the owners of Unit 701, and the MOTION carried by ayes without a negative vote.

8. 16' Access Easement Relocation

- a. Warren Hansen and Association created a document to relocate the 16' Access Easement for the Ice House. We will need this in order to proceed with the pool.

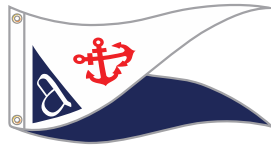
Surta/ Kohnke 2nd a MOTION to authorize Attorney Nick Egert to send this over the Abbey Hotel Condominium Association to get this taken care of, and the MOTION carried without a negative vote.

9. Ice House

- a. Dave had a call with Cary Kerger owner of Abbey Harbor Provident about the purchase of the Ice House Easement Parcel. The number we were given was \$40,000 to purchase the vacation of the easement. The board has decided to hold off a month before taking action.

Adjournment

Kohnke/ Polce 2nd a MOTION at 9:55 am to adjourn the meeting, and the MOTION carried without a negative vote.



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MONTHLY AHCA BOARD MEETING
SATURDAY, MAY 18, 2019

President Prudden called the meeting to order of the AHCA Board to order at 9:00 am in the Harbor House Meeting Room, 271 Fontana Blvd, Fontana, Wisconsin.

Roll Call

Present: D. Prudden, C. Surta, E. Snyder, W. Kohnke,

Absent: N. Polce

Guests: T. Whowell Sr.

Meeting Minutes

Surta/ Kohnke 2nd a MOTION to approve the April 13th Meeting Minutes as presented, and the MOTION carried by ayes without a negative vote.

Review Financials

Snyder/ Surta 2nd a MOTION to approve the May Financial Management Report as presented, and the MOTION carried by ayes without a negative vote.

Communication from Owners Present

There was a concern about the boat that was in slip 508 sticking out to far. We will evaluate and get a response after our next meeting.

We also received suggestion of making the bridge an express lane in the mornings and afternoons to get more people in and out more efficiently.

General Business

1. Harbor Work Boat
 - a. We purchased a 16' Boston Whaler from Beacon Marine for \$17,000.
2. Dock Accessories
 - a. We are having trouble locating the number of caps. The caps are costing more than anticipated but we are willing to spend up to \$3,000 to get the caps for the cleats.
 - b. Huston 1129 will need to remove the old dock box from the deck. Eddie to contact.
 - c. Birkinbine 1147 will need to remove the Flag Pole and lighting he put into his slip. This was not approved, but we did want to note he did a very nice job at additions.
 - d. Gagliano 1139 will need to remove the blue bumpers from his pier and have us install the new black ones.

3. Signs along the Perimeter Slips

- a. The board discussed adding signs on the dock boxes for “Private Piers No Trespassing” we also discussed adding another sign at the along the perimeter.
- b. No action was taken at this time as we want to give the new signs some time to work.

4. Landscape Bed on the Eastside of Main Lot

- a. We had a loss of 57 Lilac Bushes.
- b. We will remove the dead bushes and restore the area.

5. Urbanus 632 Prop Damage

Surta/ Kohnke 2nd a MOTION to deny the request to pay for the damage to his prop, as we are not responsible for the bottom of the harbor and it is an unforeseen item. The MOTION carried by a 3-0-1 Vote Snyder abstained.

6. Ice House

Surta/ Snyder 2nd a MOTION to offer the Abbey Resort Condominium Association \$15,000 for the purchase of the Ice House Parcel and this is a final offer, and the MOTION carried by ayes without a negative vote.

7. Pool Renovation

- a. Eddie distributed the updated renderings from Ramaker and Associates.
- b. Craig updated the group on the site plan and the renderings. We will be looking to go to bid mid-June.

Adjournment

Kohnke/ Surta 2nd a MOTION at 10:50 am to adjourn the meeting, and the MOTION carried without a negative vote.



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MONTHLY AHCA BOARD MEETING
SATURDAY, JUNE 8, 2019

President Prudden called the meeting to order of the AHCA Board to order at 9:00 am in the Harbor House Meeting Room, 271 Fontana Blvd, Fontana, Wisconsin.

Roll Call

Present: D. Prudden, C. Surta, E. Snyder, W. Kohnke, N. Polce

Absent:

Guests: T. Whowell Sr.

Meeting Minutes

Snyder/ Kohnke 2nd a MOTION to approve the May 18th Meeting Minutes as presented, and the MOTION carried by ayes without a negative vote.

Review Financials

Surta/ Kohnke 2nd a MOTION to approve the June Financial Management Report as presented, and the MOTION carried by ayes without a negative vote.

Communication from Owners Present

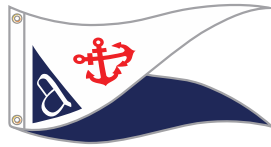
General Business

1. Ice House
 - a. Dave had a conversation with Cary Kerger about purchasing the Ice House for \$15,000. They are not interested in selling it for that amount. They are still at \$40,000.
2. Pool Renovation
 - a. Ramaker is working through the planning of the pool. We have the renderings of the pool up and are getting a lot of positive feedback from the boaters.
 - b. We will be going to bid the last week of the month so we can keep the ball rolling.
3. Hotel Issues
 - a. Beach Sand
 - i. Eddie was approached by the resort asking when we are putting more sand on the beach and doing the maintenance on it. The plan would be to split the expenses at the beach 50/50. Hotel is going to add more sand and we are to drag it and treat the weeds.
 - b. Landscaping

- i. They asked about putting a landscaping bed in along the sidewalk where everyone walks and drives the carts. Eddie to price out and have info for our next meeting.
- 4. Village of Fontana Storm Water Issues
 - a. Dave is going to reach out to the Village and request a meeting with Eddie, Terry Teverra Village Engineer, and Kevin Day DPW Director. Eddie to give an update at our next meeting.
- 5. 508 Boat Length Issue
 - a. The issue has been resolved as two boaters flipped slips and everything is in compliance now.

Adjournment

Kohnke/ Snyder 2nd a MOTION at 9:40 am to adjourn the meeting, and the MOTION carried without a negative vote.



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MONTHLY AHCA BOARD MEETING
SATURDAY, AUGUST 17TH, 2019

President Prudden called the annual meeting to order 9:00 am in the Meeting Room at the Fontana Village Hall, Fontana, Wisconsin.

Roll Call

Present: D. Prudden, C. Surta, E. Snyder, W. Kohnke, N. Polce
Owners:

Approve Minutes

J. Huston/ A. Landau 2nd a MOTION to approve the 2018 AHCA Annual Meeting Minutes as presented, and the MOTION carried by ayes without a negative vote.

Review Financials

- Ed Snyder Sr gave an overview of the financials with some comments from Jack Monco.
- J. Huston asked that we put on for next year showing the bar charges as well.

J. Monco/ B. Birkinbine 2nd a MOTION to approve the 2018 AHCA Financial Packet as presented, and the MOTION carried by ayes without a negative vote.

General Business

1. Harbor Projects
 - a. Craig gave a brief update on the close out of the Harbor Renovation project. He touched on the various awards that we won in 2018 including the Building and Growing award through Marina Dock Age, Ed Jr Young Leader Award through Marina Dock Age, and a Concrete Design Award from the Wisconsin Ready Mix Association.
2. Boat Lifts
 - a. Dave presented an alternative to the floating lifts that we have in the harbor with a shore station that will work with our soil conditions. There was a handout from Sunstream Boat Lifts that we would like to see moving forward.
 - b. These lifts will be able to go in all 3 size slips in the harbor.
 - c. We are going to further investigate the cover option that we currently have on one of the floating lifts to see if we will allow those on the stationary lifts. We will not allow awnings or Bimini top covers like you see on the lake.
3. Harbor House Pool
 - a. Craig gave a project overview of the new pool and pavilion that we are proposing for the Fall 2019/ Spring 2020. We have done all of the engineering and design, permits have

been applied for and we have the meeting date set with the state for permit review, bank financing is in place for up to \$600,000.

- b. Craig also discussed that we will be offering up the naming rights to the pavilion as well as selling engraved pavers to raise capital for the pool project to help off-set some of the costs.
- c. H. Granat asked what the timing would be for the project. Craig responded that demo will start in September and the project will wrap up in the Spring prior to Memorial Day.
- d. B. Hammen asked is a hot tub was discussed. We did discuss putting in a hot tub and ultimately it did not fit within the scope of the project.
- e. S. Prater was a saltwater pool considered? Yes, however, there were other obstacles with a saltwater pool with the type of loading that we have. We are not able to turn the pool over fast enough with a saltwater pool.
- f. B. Webster asked if a special assessment was discussed or on the table should this not pass. A special assessment was not on the table. We are able to fund this with money in the operating and improvement accounts along with taking out a loan. The loan will be paid out of the annual operating budget.

Question and Answer

- P. VanKuiken- Has the association looked into fundraising for other charities outside of COS?
 - We have done fundraisers in the past for Inspiration Ministries in the past. We will look into this at budget time.
- A. Landau- Has the board looked into doing a reserve fund study?
 - No, but we will work on that over the fall and winter months.
- P. VanKuiken- Do we make money off the wood boat show? It seems like an awful big inconvenience for the staff and not sure the expenses are justified.
 - We do make money off the wood boat show. It is also a goodwill event for the Fontana Community.
- K. Lange- Do we make money off Gordy's running there in and out operation through the harbor?
 - We will have to look at this at the September meeting.
- L. Hummel- Does the board anticipate any other projects coming down the pipeline that would require another special assessment?
 - No, we don't have any other plans at this time outside of the pool.
- E. Breen- Why doesn't Gordy's support the pool project?
 - N. Polce responded with Gordy's does not want to add any more debt to the association.
- D. Svarc- Can we put a bulletin board up in the Harbor House so owners can post stuff?
 - The board will review the request and look into it next month.
- S. Prater ask if we thought the taxes would go up with the pool project?
 - No, we don't think there will be a large increase to the taxes for the pool project. The slips on the other hand will see an increase with the values in recent sales.

Pool Renovation Vote

Pool Renovation Vote passed 202 Yes Votes to 176 No Votes in favor of the proposed Abbey Harbor Pool Improvement Plan, including but not limited to a loan with Barrington Bank and Trust up to \$600,000 which will be paid out of the Operating Account.

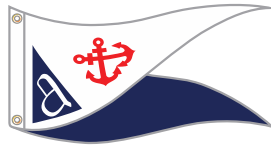
Election of Officers

Warren Kohnke & Craig Surta are unopposed to run for the two Class A Officers. There were no nominations from the floor.

J. Huston/ A. Landau 2nd a MOTION to re-appoint Warren Kohnke & Craig Surta to Class A Director Positions, and the MOTION carried by ayes without a negative vote.

Adjournment

Snyder/ Kohnke 2nd a MOTION at 10:15 am to adjourn the meeting, and the MOTION carried without a negative vote.



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MONTHLY AHCA BOARD MEETING
SATURDAY, SEPTEMBER 21, 2019

President Prudden called the meeting to order of the AHCA Board to order at 9:00 am in the Harbor House Meeting Room, 271 Fontana Blvd, Fontana, Wisconsin.

Roll Call

Present: D. Prudden, C. Surta, E. Snyder, W. Kohnke,

Absent: N. Polce

Guests: T. Whowell Jr.

Meeting Minutes

Approved in August

Review Financials

Snyder/ Kohnke 2nd a MOTION to approve the September Financial Management Report as presented, and the MOTION carried by ayes without a negative vote.

Communication from Owners Present

General Business

1. Pool Renovation

- a. Craig gave an update on the schedule for the pool work. Neumann Pools will be out end of October/ early November to start the pool work. They will get the pool in prior to Winter and come back in the Spring to activate, paint, and tile.
- b. Fundraising Campaign- Committee will be comprised of several harbor members who volunteered to help out Rallee Chupich, Ed Breen, and Mary Ann Ross. We are going to look to roll this out in December.

2. Annual Meeting Owner Comment's

- a. Beach Slips Co-op with Abbey Condo Hotel

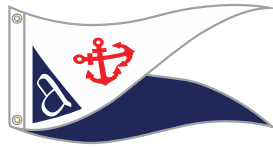
Surta/ Kohnke 2nd a Motion to schedule a meeting with the Abbey Condo Hotel in October to discuss the addition of 10 more slips to the Abbey Harbor. This would be a 50/50 split between the two associations on all expenses and income. We also will require the release of the Icehouse Easement Parcel at this time. The MOTION carried by ayes without a negative vote.

- b. Boat Launch- We will need some more time to research.
- c. Charities- We will discuss at the budget meeting.

- d. Future Capital Expenditures & Reserve Fund Study- We will draft this up internally and look at it in January.
 - e. Boat Lifts- Cover Option- Eddie to reach out to George Zick to get some additional information once he is back from Germany.
 - f. Bulletin Board- Look to get a price to do a classified section on the website.
- 3. Village of Fontana Storm Water Issues
 - a. We will prepare a letter to give to the Village of Fontana along with images. We will do this after the CUP process for the Pool & Pavilion Area in November.
- 4. Damage Update from the Rising Waters
 - a. The water has started to go down. We will do a full assessment once we are back to a more normal level.
 - b. At the initial walk-thru we have several whaler boards that have splinter, some of the deck anchors have pulled out, some of the piers are not going back down properly.
- 5. 2020 Budget Meeting
 - a. Scheduled for 10/26.

Adjournment

Kohnke/ Snyder 2nd a MOTION at 10:26 am to adjourn the meeting, and the MOTION carried without a negative vote.



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MONTHLY AHCA BOARD MEETING
SATURDAY, OCTOBER 28, 2019

President Prudden called the meeting to order of the AHCA Board to order at 6:00 pm in the Harbor House Meeting Room, 271 Fontana Blvd, Fontana, Wisconsin.

Roll Call

Present: D. Prudden, C. Surta, E. Snyder, W. Kohnke, T. Whowell Jr (Via Phone)

Absent:

Guests:.

Communication from Owners Present

General Business

1. 2020 Annual Operating Budget

Surta/ Kohnke 2nd a MOTION to approve the 2020 Annual Operating Budget as presented, and the MOTION carried without a negative vote.

Adjournment

Kohnke/ Snyder 2nd a MOTION at 6:20 pm to adjourn the meeting, and the MOTION carried without a negative vote.