



**ABBHEY HARBOR**  
CONDOMINIUM ASSOCIATION

**ABBHEY HARBOR CONDOMINIUM ASSOCIATION**  
**(OFFICIAL MINUTES)**  
**MONTHLY AHCA BOARD MEETING**  
**SATURDAY, MARCH 13, 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, S. Swinton

**Meeting Minutes**

Ross/ Schneider 2<sup>nd</sup> a MOTION to approve the meeting minutes from February 20<sup>th</sup> as presented, and the MOTION carried by ayes without a negative vote.

**Review Financials**

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- Can we have a Zoom link moving forward for those who are not able to take part in person at the meetings?

**General Business**

1. Update on Open Abbey Harbor Items

a. Village of Fontana Silt Issue Study

- i. Ed Sr is meeting with Village President Pat Kenny and members of Big Foot CC after our meeting to discuss the silt issues.

Schneider/ Ross 2<sup>nd</sup> a MOTION for the Harbor Pays or the Village Pays or the Harbor Contributes Money and the villages does the work on dredging the main channel and the foot bridge area. Secondarily, after the depth is decided in the channel whether this is determined to be in the same project.

b. Icehouse Update- Breen

- i. We are no further along with this than last month. Ed has had multiple conversations with Cary and folks at the Abbey Resort.
- ii. He is going to try to get on the next board agenda for the condominium hotel.
- iii. The issue that keeps coming up is that they are concerned about storage.
- iv. Eddie was asked to compile a list of items that the Harbor does that would be a benefit to the resort. The resort may or may not be aware of the items but we should at least put it together so we can memorialize them moving forward.

Breen/ Schneider 2<sup>nd</sup> A MOTION that the Icehouse will be tabled for 60 days (about 2 months) and we can finish our plan to continue at the May Meeting.

- c. Review of Ownership Survey- Whowell
  - i. Tom Jr went through the survey touching on some of the highlights.
  - ii. Eddie had highlighted items that have already been addressed/ completed/ or are in progress to be done.
  - iii. Overall, it was a good start for our first ownership survey in some time. We will do another one in the Fall. The survey results will be posted to the ownership area on the website.
- d. Special Assessment to Gordy's- Schneider
  - i. Gary has been working with Steele and Tom Jr on taking the special assessment from our books and moving the note to their balance sheet.
  - ii. We are looking at an April 15<sup>th</sup> date to complete this work.
- 2. Board Governance
  - a. We spoke about procedures on who can task the General Manager with projects for the association. There have been instances when the GM has been assigned tasks by individual board members which may have impact on other board members or members of the association. It was agreed that the tasks for the GM need to come solely from the Board President. There will be times when the President tasks other board members to collaborate with the GM to work on assignments.
- 3. Request from Slip owner Mary Jo Munson for In and Out
  - a. Not at this time. We are working on collecting data for the 2021 season on all the boats that are being launched daily.
  - b. We can re-evaluate after the season for 2022.
- 4. Property Tax Assessment from Village of Fontana- Snyder Sr
  - a. It was brought to Ed Sr attention that the VOF will be doing a re-assessment of the village for 2021. We should be expecting a significant increase based on the sales for the 2020.
  - b. Once, we see what the assessment will be we can discuss the association reaching out to a tax attorney to help navigate if we have any options.
  - c. We also would like to see a percentage of the increase funds stay within the village and be used for special projects relating to dredging work and sediment reduction into the water of Geneva Lake.
- 5. Harbor Opening
  - a. Pier Work
    - i. We have several piers that have heaved from the ice. I am getting quotes for the work now. I am expecting about \$10,000 for this work. We will need to find a contractor that has the equipment to handle this work.
  - b. Parking Lot Patching
    - i. Now that the ice and snow are out, we are starting to see what repairs are needed to the main parking lot between the Harbor House and Flagpole. It should be minimal.
    - ii. Gary noted that we should look at resurfacing the foot bridge as well.
      - 1. Eddie will investigate what we may need to do there.

Schneider/ Ross 2<sup>nd</sup> a MOTION to open the Harbor one week early on March 26<sup>th</sup>, 2021, and the MOTION carried without a negative vote.

- 6. RFP for Accounting Services

- a. We are not really getting the bang for our buck from our current accountant. We will get through the tax season and preparing the financial statements. But, after that we will go to bid for accounting work.

Schneider/ Whowell 2<sup>nd</sup> a MOTION to create and RFP for Accounting Services, and the MOTION carried by ayes without a negative vote.

7. Pavilion & Commodore's Corner Naming Rights- Snyder Sr

- a. Ed Sr had been approached about naming rights to the Pavilion. We never have really had much talk about it besides conceptual.

8. Event Schedule- Ross & Snyder Jr

- a. Eddie will supply a calendar of events that him and Gina had been working on.
- b. Friday night happy hours will be a thing this year and we will be rotating them between the 3 bars. We will do live music during them.
- c. Final calendar will be provided in April.

**Adjournment**

Schneider/ Whowell 2<sup>nd</sup> a MOTION at 10:36 pm to adjourn the meeting, and the MOTION carried without a negative vote.