



**ABBHEY HARBOR**  
CONDOMINIUM ASSOCIATION

**ABBHEY HARBOR CONDOMINIUM ASSOCIATION**  
**(OFFICIAL MINUTES)**  
**MONTHLY AHCA BOARD MEETING**  
**WEDNESDAY, SEPTEMBER 15, 2021**

President Fina called the meeting to order of the AHCA Board to order at 11:00 am.

**Roll Call**

Present: D. Fina, E. Snyder, L. Chapman, G. Ross, T. Whowell Jr

Absent:

Guests: J. Huston, S. Whowell, A. Landau, D. Levitan, S. Swinton, D. Schatz via Zoom, E. Breen via Zoom

**Meeting Minutes**

Snyder/ Ross 2<sup>nd</sup> a MOTION to approve the July 17<sup>th</sup> meeting minutes with the corrections noted, and the MOTION carried without a negative vote.

Snyder/ Fina 2<sup>nd</sup> a MOTION to approve the August 21<sup>st</sup> meeting minutes with the corrections noted, and the MOTION carried without a negative vote

**Review Financials**

Snyder/ Ross 2<sup>nd</sup> a MOTION to approve the financials with the changes noted with relation to making dredging its own line item, and the MOTION carried without a negative vote.

Chapman/ Snyder 2<sup>nd</sup> a MOTION to engage Chamberlin and Associates as the Accountants for the association moving forward; they will be providing the board with tax preparation, quarterly reporting, and end of year reporting with an expense of \$1,550 annually and will go into effect on 1/1/22, and the MOTION carried without a negative vote.

**Comments from Owners Present**

D. Levitan- Who made the decision to move meeting to middle of the week. Weekday meetings are tough enough for people working full time and with most of the slip owners coming from Illinois it is unlikely that they would attend board meetings. A. Landau and J. Huston echoed Dave's statement about how inconvenient that meetings during the week are.

- Dan stated that this was the only meeting date that they had set. Board members would like to try to get Harbor Business done during normal business hours.

S. Swinton- Would like the board to consider changing the makeup of the board. He proposed Gordy's would get 2 seats on the board and leave the remaining 3 seats to be voted on the other 238 owners that way the owners are properly represented without the 41% interference.

- J. Huston added that the board take a deeper look at the voting breakdown and move to a point system style of voting where it is based on the points outline in the book where the AA slips have significantly more points than a C Slip for example. That is how the assessments are levied so it would be the fairest system.

## **General Business**

1. Update on Open Abbey Harbor Items
  - a. Ice House Easement
    - i. No Change
  - b. Village of Fontana Storm Water & Silt Issues
    - i. Ed Sr is working with the Village on this topic. We have commitments from the Village to put in the 2022 budget money to make repairs to the Shabonna and South Lakeshore Dr outfalls into the Harbor Channel and Potawatomi Creek.
    - ii. We are going to seek additional funds for 2021 Dredging once the 2022 Village of Fontana Budget is approved on 11/1/21.
  - c. Utility Bills to Fuel Dock
    - i. Dan will be working with Gordy's on what is a fair and equitable solution to the utilities to the fuel dock.
  - d. Boat Ramp
    - i. Dan discussed the trial operations with the Abbey Harbor Security team opening the ramp up after hours.
    - ii. Dan will be working with Gordy's and the Abbey Resort to work on a more permanent solution that works for all parties.
  - e. Notice to the Abbey Resort Condominium Association about the Sewer Line Running Under the Abbey Harbor
    - i. No Update.
2. Annual Meeting Question Recap
  - a. Discussed above
3. Goals of the Board '21-'22
  - a. Dan will work on a draft Mission Statement and present at a future meeting.
  - b. Tom had an outline prepared with several bullet points listed below:
    - i. Operational Excellence
      1. Customer Service for all owners, renters, and members
      2. Clear and timely communication with all owners, renters, and members
      3. Extremely clean and organized grounds, parking facilities, harbor waters
        - a. All contributes to operational excellence
    - ii. Financial Strength
      1. Conservative Budgeting
      2. Managing budget goals through increases and no special assessments
      3. Managing long term with capital
        - a. Capital Improvements, both short- and long-term plans
      4. Taking on debt and going into capital reserves
        - a. All things that we are looking into
    - iii. Build Real Relationships
      1. Unified Resort Complex
        - a. Local Partners, Hotel, Local businesses, Village
      2. Unified Harbor linked together for common goals

- 3. Unified Board
- iv. Proper Governance
  - 1. Education of board members
  - 2. Harbor Governance
  - 3. Following rules?
- v. Mission Statement
- vi. Strategic Planning
  - 1. Activity under financial capital
  - 2. Based critical plans tied with the vision
  - 3. Consistent liable interest
- 4. Reserve Study Quotes
  - a. Update that we are actively getting quotes and will have a recommendation at budget time.
- 5. Ownership Survey

Fina/ Chapman 2<sup>nd</sup> a MOTION to create a survey for ownership and will be going out in the next couple days and we will post on the owners' section of the website as well, and the MOTION carried without a negative vote.

- 6. Harbor Usage
  - a. Dan discussed the need to move on from the card access system and issue new cell phone keys per slip. With the goal to be able to monitor usage better.
  - b. We will investigate different systems and if this works, look to add to the 2022 budget.
- 7. Governance
  - a. Future Meetings
    - i. They would like to conduct association business during normal business hours and get away from having meeting on the weekends.
    - ii. October 15<sup>th</sup> at 1:30p
  - b. Email Voting

Fina/ Whowell 2<sup>nd</sup> a MOTION to approve email voting subject to attorney approval, and the MOTION carried without a negative vote.

### **Adjournment**

Ross/ Snyder 2<sup>nd</sup> a MOTION at 12:22 am to adjourn the meeting, and the MOTION carried without a negative vote.