

# FBCA Board Meeting Minutes

**October 27, 2025**

6:15pm - 7:30pm

**Location:** Panera Bread, Waterford, MI

**Start Time:** (Motion to start the meeting at 7:09 pm by Mindy, second by Rob, unanimous)

## **I. Perry Sign Updates**

- A neighbor at Perry met the mason, but couldn't find his card. The mason said that he felt the sign could be repaired.
- Gero spoke with the insurance company and found out that \$5,000 coverage for road signs, minus a \$250 deductible.
- Mindy texted Bill to see if he may have contact information.
- Mindy will see if Bill can recommend a mason.

## **II. Quick Updates/Reports**

### **★ President**

- Lien releases- Elizabeth Lake Property had wrong address- we need to get this done tomorrow.
- Amanda signed for Snow Plowing for 2025-2026
- Status of Lawyer- medical issues, and Amanda asked the law firm for a recommendation for an HOA specialty lawyer.

### **★ Vice President**

- Mindy shared the official start date for snow plowing is November 15th, end date is April 1st.
- Mindy is getting quotes for beach lot maintenance.
- Motion to approve Fall Clean Up at the beach lot- same price as last year, \$680- (Motion- Mindy, Second- Gero, unanimously approved.) Fall clean up will be in the second week of November.

### **★ Treasurer**

- 83% of homeowners have paid.
- A few residents are making payments toward what is owed.
- New Checks ordered for the FBCA.

### **★ Violations Officer**

- Items still waiting for action from the attorney.

### **★ Secretary**

- Finishing Fall Newsletter ASAP

### III. Current Business+

- ☐ Survey the Vanden Property- motion to get a quote for survey- Mindy, second- Laura, approved unanimously.

September 2025 <ul style="list-style-type: none"><li><input type="checkbox"/> <b>Sign @ Perry</b></li><li><input type="checkbox"/> Sign @ Vanden Property</li><li><input type="checkbox"/> Approved Snow Plowing</li><li><input type="checkbox"/> Obtaining Interest for Halloween &amp; Oktoberfest</li></ul>	October 2025 <ul style="list-style-type: none"><li><input type="checkbox"/> Fall Newsletter</li><li><input type="checkbox"/> Kid's Halloween Party.</li><li><input checked="" type="checkbox"/> <del>Oktoberfest</del></li></ul>	November 2025 <ul style="list-style-type: none"><li><input type="checkbox"/> Long Term Beach Needs</li><li><input type="checkbox"/> Board Transition Docs</li><li><input type="checkbox"/> <b>Survey &amp; Sign for Vanden Property</b></li></ul>
December 2025 <ul style="list-style-type: none"><li><input type="checkbox"/> Tree Lighting Sat., Dec 6th 4:30-5:30pm</li></ul>	January 2026 <ul style="list-style-type: none"><li><input type="checkbox"/></li></ul>	February 2026 <ul style="list-style-type: none"><li><input type="checkbox"/></li></ul>
March 2026 <ul style="list-style-type: none"><li><input type="checkbox"/></li></ul>	April 2026 <ul style="list-style-type: none"><li><input type="checkbox"/> Easter Egg Hunt- Sat., 4/4? Volunteers Needed</li></ul>	May 2026 <ul style="list-style-type: none"><li><input type="checkbox"/> Annual Meeting</li></ul>

### IV. Previously Tabled for 2025-2026 Board

- ☐ FBCA Board Transition Documents- planning to update and share with the next board.
- ☐ Lien Fees break downs
- ☐ Ordering Sign(s)- for one of the FBCA properties
- ☐ Planning/Budgeting for major upcoming items at the beach lot
  - Pavilion concrete foundation needs to be replaced.
  - Roof replacement is needed.
  - Drainage around the pavilion needs to be redone.
  - Black Top/Concrete pricing for beach lot parking lot (*consider redesigning the layout for more efficient use*)
  - Multiple phased installments of new maple trees for a long term plan to maintain shade at the park.
  - Ongoing evaluation for trimming and eventually, removal of the remaining poplar trees.

**Meeting Adjourned** at 8:12pm- motion, Gero, Second- Amanda, unanimously approved.

### Next Meeting

**Date/Time:** Monday, November 17, 2025, 6:30pm

**Location:** Ripples of the Lakes, White Lake MI