

FBCA Board
Meeting Minutes
11/7/2024

Location: Panera Bread, Waterford, MI

Meeting Commenced at 7:13pm (*Motion- Mindy, Second-Gero*)

I. Approval of Meeting Minutes

- October Minutes *will approve via text this week*
- *Previous Annual Meeting Minutes- review, and consider for approval*

II. President's Report

- a. Contact with Builder/Owner of Sandycrest property- who has a copy of the deed restrictions/building specifications. The builder will be submitting plans next year, and will continue to communicate with his neighbors and FBCA/Building Committee, as well as the township when appropriate.
- b. In Process-
 - i. Beach Lot Vandalism Resolution
 - ii. Accountant and updating non-profit status

III. Vice-President's Report

- a. Gate Repair, needs strapping adjusted, not now. Revisit in the spring.
- b. Park Gate- consider closing gates for winter at a later date, if there is increased activity.
- c. Fall Clean Up at the beach lot is underway, as \$680 approved via text previously.
- d. Beach Sand was approved and installed at \$700, as price could not be guaranteed in spring.
- e. In Process
 - Updating the Map of FBCA
 - Allen Lake- documentation with Lake Committee
 - Historical Documents → digital
 - Building Committee Records

IV. Treasurer's Report- Gero

- a. October financials reviewed with Leslie and Gero.
- b. Bills reconciled
- c. Dues- Leslie sent the second letter to 34 outstanding, 17 first time homeowners.
- d. Bookkeeper supply expenses for second dues notice to be reimbursed.
- e. Children's Halloween Party Expenses- (~\$170, within budget)
- f. Fall Fest Expenses to be reimbursed- (~\$220, within budget)
- g. Budget for Holiday Tree Lighting Event- up to \$100 (*Laura will let us borrow some lights and topper, Mindy and Rob will purchase shatter proof ornaments, and cookies.*)
- h. Snow Plow Contract- bill will be paid once an invoice is received.
- i. in process
 - Beach Closed Sign status- Rob will send the link to Gero
 - Dues
 - 212 out of 260 have been paid to date.
 - Gero is following up with a homeowner regarding a check that was not yet processed.

- Accepting payment through November 30th.
- Liens to be placed in early December.

V. **Violations Officer's Report**

- a. Lawyer is addressing the violations that were escalated.
- b. Current Violations- Elizabeth Lake Road are all resolved; Trailer or Vanden- letter to the correct address, and following up.
- c. Signs are falling apart. We need to plan for updating them- added to future agenda.

VI. **Secretary's Report**

- a. October Minutes will be posted to the website, once approved by email.
- b. November Minutes will also be posted to website, once approved by email.
- c. Resident Comment Sign Up for next meeting will be added and shared on the website.
- d. Preparing newsletter- will request approval by email early next week.
- e. FBCA Google Calendar
 - Tree Lighting at the Beach Lot- 12/1, 4:30 -5:30pm
 - Lights from Laura; Purchase ornaments; bring Letter to Santa Box
 - Post event on Facebook & Remind, and get the newsletter out next week.

VII. **Tabled for upcoming meetings**

Until December

- a. File Liens in early December
- b. Public Comment at next meeting
- c. Winterfest- *interest?*

Until January

- a. Lien Fees with respect to Snow Plowing- legal and accounting input, then bring to Annual Meeting.
- b. FBCA Board Transition Documents!
- c. FBCA owned Property Sign
- d. New Road/letter board signs
- e. Planning for Needed Pavilion Repairs
 - Concrete leveled, or Replaced. (*Leveling requires part of the sidewalk to be redone to level with pavilion.*)
 - Roof replacement needed.
 - Drainage Around Pavilion- redo
 - Black Top Pricing for Beach Lot Parking Lot (*consider redesigning the layout*)
 - Multiple Installments of new maple trees
 - Removal of remaining Poplar Trees

VIII. **Next Meeting**

- Wednesday, 12/11- 7pm at **Ripples on the Lake**, White Lake, MI 48386

Meeting Adjourned at 8:39pm (*Motion, Mindy, Second- Gero*)