

FBCA Board
Meeting Minutes
10/7/2024

Location: Panera Bread, Waterford, MI

Meeting Commenced at 7:09pm (*Motion- 7:09pm, Gero, Second- Mindy*)

- I. **Public Comment-** Kim Stearley had questions about fences and how the board is addressing them. Amanda Bethuy & Laura Dettore spoke about the process we use for violations, about the documentation of previously approved fences/structures, and how violations are handled. There was also a question about a specific property, which is being addressed.
- II. **Approval of Meeting Minutes**
 - August (Gero motion, Lara 2nd, approved unanimously)
 - Annual Meeting Minutes- **Table to November.**
- III. **Recall Goals for the Year**
 - a. Increase Communication
 - b. Beach Lot maintenance
 - c. Reviewed FBCA property Maintenance
- IV. **Treasurer's Report-** Gero
 - a. Gero presented report
 - b. Second Letter on Dues- have Leslie send out in the next two weeks, and must be paid by November 30th.
 - c. Tentative Date for filing liens is December 15th.
- V. **Items Previously Tabled (*in August due to meeting end time*)**
 - Building Committee Records
 - Bins for FBCA- 3 more to go through, then scan to make it all digital
 - FBCA Board Transition Documents- Table to November
 - In Process
 - i. Email Access- Rob & Gero- **Login with Amanda to complete the process**
 - ii. Update Board Calendar- annual Lake Treatment and Park Insurance payment dates- table to November
 - iii. Signs for Beach Closures- about \$20 (motion to approve purchase of 1- Mindy, 2nd- Amanda, approved unanimously). Gero will order one sign.
 - iv. Update lien spreadsheet with property descriptors- table until when we file
 - v. Add to fall newsletter regarding needed to keep trailers, boats, RVs in storage, other than cleaning. It should not be there more than it is out.
 - vi. Updated website with calendar
 - vii. **Budgeting for Needed Pavilion Repairs- table to November**
 - 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

VI. President's Report

- Nest of Ground Bees- Status: resolved
- FBCA properties Insurance & Updates- \$5 increase for coverage for Vanden Property, (*Rob motion, Mindy- 2nd*, approved unanimously)
- Accountant to refile to maintain non-profit status- in process
- Dues updates
 - Letters to those who have not paid. Accepting payment through November 30th.
 - Discuss Lien Fees. Consider modifications with respect to snow plowing. If so, add to the May Agenda. First follow up with legal and accounting.
- Amanda is addressing the vandalism to the beach lot sign with the young man and the police liaison at his school.

VII. Vice President's Report

- Snow Plow Contract Update- signed at same price as last year, (expecting increase next year)
- Fall Clean Up Quote- from BIC- in process- anticipating ~\$750, may need email approval
- Beach Sand Updated Estimate- BIC: *6 yards placed after de-weeding & cleaned for \$700. (motion to seek same price for spring, if not, get it done now- Mindy, Rob 2nd*, approved unanimously).
- Updated Map of FBCA- still in process
- Allen Lake- encourage lake committee to start documenting and communicate with Dan Scott. Dan will work to file a complaint to EGLE and Road Commission with photographic documentation.
- A property on the river/lake underwent land clearing. The township is aware and if development request comes through, they will mark as contingent upon FBCA approval.
- Historical Documents continue to be compiled, and will eventually be digital
- Gate Repair- consider closing gates for December- table discussion to November.

VIII. Violation Officer's Report

- Recently Addressed- lots of activity, but a note or discussion resolved most.
- New Violations- minor that are being resolved quickly.
- Mulch properties- second letter for those that haven't been resolved
- Sandy Crest Camper, Vanden property- trailer - send to lawyer (motion to elevate to lawyer, Rob & Amanda- 2nd, approved unanimously). Two other properties- possible. Laura will email or text for approval to escalate.

IX. Secretary's Report

- Fall Newsletter
- FBCA Google Calendar
 - Beach Lot Reserved, 10/13, 10/19
 - Children's Halloween Party- 4pm – 5pm on 10/26 *Sign up link in newsletter*
 - Fallfest- Adults Only- 4pm - 7pm on 11/2 *Sign up link in newsletter- add sign up to bring a game or a dish, and it's BYOB, email & phone number*

X. Calendar 24-25- Upcoming

October	November
<ul style="list-style-type: none"> • Board Meeting • Beach Lot RSVP- Oct. 13th • Beach Lot RSVP- Oct. 19th • Children's Halloween Party- Oct. 26, afternoon • Adult Only Fallfest/Bon Fire- Nov. 2, evening 	<ul style="list-style-type: none"> • Board with time for public comment after Committee Reports • Winter Newsletter • 12/1– Tree Lighting @ beach lot at 4:30pm – 5:30pm

XI. Next Meeting

- Thursday, November 7, 2024- 7pm at Panera Bread of Waterford

Meeting Adjourned at 8:38on (*Motion- Gero, Second- Amanda, approved unanimously*)



Click image to open expanded view



Beach Closed 12" x 12" Tin Road Sign Beach Home Pool House Deck Tiki Bar Coastal Bedroom Decor

[Visit the Toothsome Studios Store](#)

4.5 3 ratings

\$16⁹⁹

[FREE Returns](#)

Thank you for being an Amazon customer. Get \$50 off: Pay \$0.00 \$16.99 upon approval for Amazon Visa.

Brand	Toothsome Studios
Size	12x12 inches
Color	Yellow, Black
Material	Stainless Steel, Tin, Metal
Mounting Type	Wall Mount
Pre-printed	Letter
Product	12"L x 12"W

[See more](#)

About this item

- High Quality Metals - Novelty roadside style traffic sign made of corrosion resistant tin and measures approximately 12 by 12 inches
- Aesthetic Design - Wall decorations are perfect for any man cave, she shed bar pub pool deck garage shop home office barn cabin or