

TBM Monthly Board Meeting

Date: 5/11/2023

Called to Order:5:02 pm Meeting Closed: 6:19 pm

Attendees:

Board Members:	Other Attendees:
<input checked="" type="checkbox"/> President – Cliff Owens (CO)	<input checked="" type="checkbox"/> Harbor Master – Herb Lorentz (HL)
<input checked="" type="checkbox"/> Vice President – Doug Campbell (DC)	<input checked="" type="checkbox"/> Guest: Wayne Dawson
<input type="checkbox"/> Treasurer – Tom Ryan (TR) (Resigned)	<input type="checkbox"/> Guest:
<input checked="" type="checkbox"/> Secretary – Nina O’Loughlin (NO)	<input type="checkbox"/> Guest:
<input checked="" type="checkbox"/> Operations – Dave Inmon (DI)	<input type="checkbox"/> Guest:

Topic	Discussion Highlights	Recommendations/Actions /Follow Up
Call to Order Announcements	<p>President called the meeting to order at 5:02 pm with all board members present. Additionally present were Wayne Dawson and Harbor Master – Herb Lorentz.</p> <p>President asked if everyone had a chance to review the minutes from the prior meeting (held 4/25/23) that were provided via email and if there were any comments. There were/were not comments provided in response.</p> <p align="center">TBM BOD Meeting 11-May-2023 5:00 pm Location: TBM Clubhouse / Teams</p> <p align="center">Agenda</p> <ul style="list-style-type: none"> • Convene (5:00 pm) • Accept minutes from April 2023 BOD meeting • Harbor Master Report <ul style="list-style-type: none"> o Water level status o Slip Sales / Pending sales / Leases o Project Review o Work Weekend status <ul style="list-style-type: none"> ▪ Fence—is the condo complex acknowledging responsibility ▪ Pedistals, umbrellas, bouys, flags • Operations Update <ul style="list-style-type: none"> o Dredging Permit Status—This is a major issue for opening for some—Memory states that this was previously completed prior to opening o Review of discussions with Cody/John Henry – Opening Status o Seawall Repair / Quote <ul style="list-style-type: none"> ▪ Can we lease these o Other? • Review of Financials <ul style="list-style-type: none"> o Financial Report • Old Business <ul style="list-style-type: none"> o Sign painting update o Slip Divider Post maintenance o Step Guidelines for the new docks • New Business <ul style="list-style-type: none"> o Facebook / website communication • Adjourn (7:00 pm) 	<p>CO made a motion to approve the minutes as published, NO seconded this, and the motion was unanimously passed.</p>

Topic	Discussion Highlights	Recommendations/Actions /Follow Up
Harbor Master Report	<p>HL provided water levels as of 5/5. These are available upon request.</p> <ul style="list-style-type: none"> ● Dock Status <ul style="list-style-type: none"> ● Electricians working F&G ● Plumber expected on Monday 5/15 ● Murphy to check electrical currents ● Tentative open date is still June 10th, need to wait to open until all amenities are available to 100% of the owners ● Fencing damaged during snow removal can be removed completely except around dumpster. <ul style="list-style-type: none"> ● CO: Need to approach the snow removal vendor and see if they will rectify the situation. HL will speak with them. ● Lease agreements are in process, on track to where we were last year; Sales remain strong. ● Actions <ul style="list-style-type: none"> ● Need to clean up flag pole ● Ladders are cut and ready to put together ● Dumpster needs repair ● Sand off parking lot ● Tables need checking / tightening, need some members to help with this ● Umbrellas – need to inspect and repair, can use old ones for parts ● 2 large buoys are beyond repair, will use smaller ones this year ● Dredging must be done, currently we are inaccessible for some owners. Savin is working revision to existing permit to try to get this done in 2nd week of June. Last check we were at 5’ and water level is forecasted to go up. Should hear back week of 5/15. ● WD – Either Savin or us need to get in touch with EGLE to confirm reasonable date <ul style="list-style-type: none"> ○ Tabled until we hear back from Savin ● Pedestals in process, waiting for electrician ● Divers back this week to cut posts 	

Topic	Discussion Highlights	Recommendations/Actions /Follow Up
Operations Report	<ul style="list-style-type: none"> ● Most items covered in HM report ● Continued meetings with marina contractors as the project progresses ● Seawall repair – working to determine best path forward; have various quotes and solutions to evaluate 	
Treasurers Report	To be covered at next meeting.	
Old Business	<ul style="list-style-type: none"> ● Sign painting in process, hoping to be complete by opening ● No input on slip dividers ● Step guidelines per Section 3 of By Laws, must be approved by board. Members must submit to the board. <ul style="list-style-type: none"> ○ HL – if wood steps are used, need weight limit; Also, wood on wood will create rot 	
New Business	<ul style="list-style-type: none"> ● CO – We need to do a project status update for members, will include step info 	
Adjournment	CO made a motion to adjourn, DC seconded this, and the motion was unanimously passed. All business being addressed, the meeting was adjourned at 6:19 pm.	<p>Next meeting scheduled for 6/3/2023 @ 9:00 am @ TBM</p> <p>Tentative General meeting scheduled for 6/25/2023 @ 10:00 am @ TBM</p>