

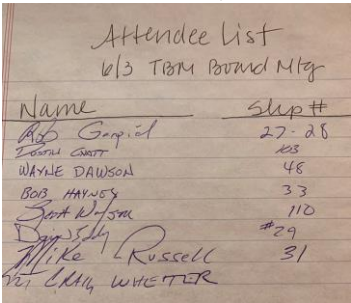

TBM Monthly Board Meeting

Date: 6/3/2023

Called to Order: 9:00 am Meeting Closed: 10:09 am

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 type="checkbox"/> Guest:
<input type="checkbox"/> Treasurer – Tom Ryan (TR)	<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 9:00 am with all board members present. Additionally present were owners as shown below, Harbor Master – Herb Lorentz, and Guest: Gail Lorentz.</p>  <p>President asked if everyone had a chance to review the minutes from the prior meeting (held 5/11/23) that were provided via email and if there were any comments. There were/were not comments provided in response.</p> <p>The below agenda was provided.</p>  <p>Along with the following item from the bylaws:</p>	<p>DC made a motion to approve the minutes as published, DI seconded this, and the motion was unanimously passed.</p>

Topic	Discussion Highlights	Recommendations/Actions /Follow Up
	<p>Section 3. <u>Modifications and Improvements Within Units and to Common Elements.</u></p> <p>(a) No Co-owner shall make changes in any of the Common Elements or construct or install any improvements upon any Common Element or within the perimeter of his Unit, without the express written approval of the Board of Directors (which approval shall be in recordable form). Notwithstanding having obtained such Board approval, the Co-owner shall obtain any required permits and shall, otherwise, comply with all requirements of the City. The Board may only approve such modifications and improvements as do not impair the soundness, safety, utility or appearance of the Condominium. No attachment, appliance or other item may be installed which is designed to kill or repel insects or other animals by light or humanly audible sound. The Association shall not be liable to any person or entity for mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans, specifications and plot plan. No action shall be brought or maintained by anyone whatsoever against the Association for or on account of his or her failure to bring any action for any breach of these covenants.</p>	
<p>Harbor Master Report</p>	<p>Water levels as of 6/2/23</p> <p>2" above 5/2/23 4" below 6/2/22 5" above June average 30" below June 2020n all-time high 37" above June 1964 all-time low Projected to Rise 2" by July 2023</p> <p>Slip sales are moving along. 6-7 for sale, 3 sold in last few weeks, 2 pending.</p> <p>Leases are down from last year mainly due to sales being swift and late opening date.</p> <p>Electricians finished their work on Thursday June 1st and will return to clean up.</p> <p>Plumber finished Friday June 2nd.</p> <p>Water sample to be taken today 6/3/23</p> <p>Stray voltage to be checked and documented.</p> <p>John Henry has started seawall project with good progress; Completion date TBD.</p> <p>30+ people participated in clean up day, got a lot of work done. Very helpful and appreciated.</p> <p>CO asked if we had any lot leases yet. HL indicated none yet, but we typically do not have any until after opening.</p> <p>CO asked when the current check will happen. HL TBD, DC – should be done before opening.</p> <p>Pool is being worked on. Backflow preventer checked and certified.</p> <p>Bathroom 7 blew a gasket and needs to be fixed.</p>	

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	<p>Water heater in laundry room needs to be checked.</p> <p>Need new thermostat in pool area.</p> <p>2 members have recently passed; Wayne Dawson said with Board's permission he will purchase the name plates for them.</p> <p>Buoys go in soon, snow fence coming down Friday and beach grooming will take place then as well.</p> <p>CO – Poling of entrance to be done HL – Last depth was 5' (2 times), N wall drops to 6', S wall is 5.5' - 5'</p> <p>DC asked if channel lights were working – HL: Yes</p> <p>CO: We need to do final dock walk and ensure all are secured</p> <p>HL: Working on getting grills going, safety ladders are all in, dock boxes that can be identified are in.</p> <p>CO: What is the expectation for lighting of pedestals? HL: All new LED lightbulbs, going to secure tops to keep bugs out, all have been bug sprayed along with the seawalls.</p> <p>CO: Walkway Lights? HL/WD: Table for now, need numbers to figure this out. DI – Will look into #s</p> <p>HL – Dock signage to be replaced. CO – Safety info to be put up (signage, etc.)</p>	
<p>Operations Report</p>	<p>DI – Re: Dredging – Savin/EGLE pending input from DNR to change the date</p> <p>CO – Any change to electrical quoteZ? DI – No, still 55-60K; slight delay due to material logistics.</p> <p>Plumbers were here today doing sampling to ensure we can use the water system.</p> <p>Talked to Cody re steps weight and restrictions on fingers. No specific weight defined, but is something causes a tilt, that is an issue. Need to provide direction before we open.</p> <p>DC – How many had steps? HL: probably about 20.</p> <p>CO – Per the bylaws, steps addressed in several areas (e.g., mods to common elements, all mods to be approved by board); will</p>	

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	<p>republish in next communication. Will provide direction on how to submit request for board approval.</p> <p>Bob Haynes: How long will approval take? CO: Hopefully within 7 days, but will be defined in the communication.</p>	
Treasurers Report	<p>CO – Continue to monitor spending closely</p> <p>3 slip owners are in arrears and the collection process has been started w/attorney.</p> <p>HL – In order for an owner to lease another slip, their account must be current – if not, can the check go to Gracik instead?</p> <p>CO – We can modify the lease agreement to add this language</p> <p>HL – Will talk to the lessees that are impacted by this.</p>	
Old Business	<ul style="list-style-type: none"> • Center poles between docks – DC found someone who will give the owners quotes, will follow up with him • Sign – Hopefully by Tuesday, but definitely by grand re-opening; Nina to order check so it is ready for pick up once complete. • Snow fence to be repaired in July by the vendor that broke it 	
New Business	<ul style="list-style-type: none"> • CO will do a communication regarding grand re-opening once boats are in • Open on 6/10 as planned; still need to re-plumb the fish house, not an impediment to opening • Gen meeting date must be with 30 day notice, therefore will be on 7/9 with grand re-opening on 7/8 • Nina to do marquee message and draft press release • CO – appointment of Dustin as social director, unanimously passed • CO – Follow up on insurance rates which were set to increase this year; we changed companies and were able to maintain cost 	
Adjournment	<p>CO made a motion to adjourn, DC seconded this, and the motion was unanimously passed. All business being addressed, the meeting was adjourned at 10:09 am</p>	<p>Next board meeting scheduled for 7/9 @ 9 am @ TBM</p> <p>General member meeting scheduled for 7/9 @ 10 am @ TBM</p>