

LIGHTHOUSE BAY CONDOMINIUM ASSOCIATION
LHB Annual Meeting
Thursday, October 12, 2023

The meeting began at 7:20 PM. at Mariners Inn with the following unit owners present: David Watts-5314; Jean Smith – 5316; David & Mary Burch – 5318; Carrie Shrank – 5320; Mary Dee Wennigar – 5323; Kim Standfill-McMillan – 5326; Cathy Broan – 5328; Tim & Peggy Dean – 5329; Jack Schrandt; Jim & Susan Maule – 5331; Peter & Susie Fricano – 5338-3; Willis & Photina Brown – 5340-4.

The following unit owners were not present but were represented by proxy:

Laila Rach & Jan Hatleberg – 5322; Giles Bousquet & Deborah Johnson Bousquet – 5324; Joan Lundin – 5325; Mary Lee Miller – 5338-1; Tony Wank & Rebecca Forbes Wank – 5338-4

President Maule began the meeting with a reading of the minutes from the annual meeting on September 22, 2022. Tim Dean made a motion to approve the minutes, second by Cathy Broan. Minutes approved. Maule explained that several projects proposed for last year had to be delayed due to finance issues and the current year building roofing and siding project. Last year saw a budget deficit of \$14,846 due in part to unforeseen expenses such as roofing repairs, replacement of pump on well #3, expensive landscaping projects and increased watering during the dry summer.

The budget for fiscal year 2023/2024 was presented with a total amount of \$96,980. Peter Fricano made a motion to approve the budget as presented. Cathy Broan second. All in favor. Budget approved. Some highlights of the budget included a 20% increase in monthly dues. There has not been an increase in dues for 15 years although expenses are rising. The increase in dues will also help build back the reserve fund which has been depleted on account of the roofing and siding project. Also of note is the decrease of property insurance by \$6,000 because the fire damage claim of 5 years ago is no longer considered in the average calculations. In the coming year plans are to continue the proposed projects which were delayed in the previous year. These include further landscaping, development of a website and revision of the policy manual.

Maule gave an update on the current building project. After timely completion of the roofing replacement and half the siding replacement the crew of workers requested more money and left when it was denied. Infinity has found another crew willing to complete our project at the same rate and will begin once the inclement weather is over. Project completion is still expected to be on schedule. Regarding the building project heat tapes will

be removed as they should not be needed after repairs. They can be reinstalled if necessary. Interior drywall repairs due to installation of skylights will be made by the association.

There was discussion on the pier upkeep and water issues due to cattail growth, algae and American lotus. Vice President Dave Watts explained the increase in these plants is due to shore erosion remedies. The DNR introduced the American lotus to halt the shore erosion. The result being the overgrowth which is present now. Suggestions were made to resolve the issue around the LHB pier. These included aerator pumps, dredging, cutting down the cattails. The Board and some unit owners plan to investigate a remedy to this issue.

Other improvement suggestions include adding a pickleball court to the tennis court, repairing the kayak landing, carpet cleaning in the 8-unit halls and additional landscaping.

David Burch made a motion to adjourn, seconded by Tim Dean.

The meeting adjourned at 8:30 PM.

Respectfully submitted,
Susan Maule, Secretary for the meeting