LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
November 13, 2024

I call to order the November monthly board meeting of the Lake Santee Property Owners Association. Welcome to all membership in attendance. During the closed Executive meeting preceding this meeting there were no votes taken on items requiring a motion. All subjects requiring a motion, a second, and a vote will be discussed here.

The Lake Santee Property Owners Association Board of Directors met on November 13, 2024 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Tony Adelman, Craig Stilwell, Autumn Hurm, Polly Fox, and Ryan King. Employees present were Rick Crawford, John Foudray, and Greg Coffin. Members present were Mark Hirt (1107), Deb Foudray (1142), Connie Adelman (198), Kim Stilwell (201), Tom & Jodi DePalma (218), Patti Porter (614), Carol Goodwin (285), Donna Knight (108), Amy Ewing (157), Lacy Hunt (912), and Steve & Deb Yost (803).

President Knight called for a review of the minutes of the October 9, 2024. The minutes were approved on a motion by Ryan, seconded by Polly.

Tony gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Tony then presented the following bills to the Board for approval:

Aquatic Control	$	11,235.00	Mc Reynolds IT Solutions	$	658.32
Best Way Disposal	$	982.74	Murphy Insurance	$	7,109.00
Cardinal Pest Control LLC	$	55.00	Premier	$	1,817.70
Colonial Life	$	194.64	R B S K	$	63.00
Crawford, Rick	$	35.00	Rumpke of Indiana	$	1,219.15
Dec Co REMC	$	1,118.12	Sandman Brothers	$	150.00
DISA	$	130.00	Summit Microsystems	$	50.00
Dyna-Pak Corp	$	4,436.25	Telispire	$	105.00
Elan Financial Services	$	1,463.24	The Office Shop	$	50.01
FilterShine Indiana, LLC	$	60.00	Trade & Industrial Supply	$	278.20
G P C	$	758.08	Tops Home Center	$	127.59
Greensburg Tool & Supply Co.	$	44.78	Total	$	34,104.97
Haboush, Debra	$	185.00	*Bills Paid Prior*		
Hamilton & Tebbe Law Office	$	820.00	Aquatic Control	$	6,086.00
Lake Santee Marine Service	$	140.00	Davey Resource Group	$	910.00
Lake Santee RWWD	$	571.76	Dave O'Mara Contractor, Inc.	$	219,306.00
Lecher, John	$	247.39	**Total all disbursements**	**$**	**260,406.97**
Marina					
Lake Santee RWWD	$	207.73			
Total all disbursements	**$**	**207.73**			

After presentation, the bills were approved for payment on a motion by Craig, seconded by Polly.

MEMBER INTRODUCTIONS AND COMMENTS

Members were asked to introduce themselves and were given the opportunity to express comments.

- Carol Goodwin asked to use the community room on January 18 from 10:30 am – 12 pm for a native plant seminar.
- A member asked about streetlights on some of the utility poles.
- The new LSRWWD utility superintendent – Greg Coffin was introduced.

CORRESPONDENCE

No correspondence received.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

No changes

Recreation – Craig Stilwell

The following recreation events occurred since the October 9, 2024 LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- The annual Trunk 'R Treat and Trick 'R Treat was held on October 26th from 5:30 pm to 7:30 pm

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music trivia - every Sunday
- The annual Kiwanis Breakfast with Santa is scheduled for December 14th from 9:00 am to 11:00 am with Santa arriving at 10:00 am.

Community Room Committee – Craig Stilwell

There were three (3) Community Room rentals in the month of October.

Lakes & Beaches – Steve Knight for Gina Julien

Fish Survey:

Last month, Aquatic Control conducted a fish survey. The survey identifies the health of the fish population, types and approximation of fish species, areas where stocking certain species of fish may help with reducing problem fish (i.e. shad). We will receive the full report in a couple months.

Fish Stock:

On Friday October 18, we had our annual fish stock brought to our lake by Aquatic Control. We stocked 3,500 largemouth bass and 1,500 hybrid striped bass. (Aquatic Control verifies all fish are free of disease and no invasive species are introduced into our lake).

A big "Thank You" goes out to Carol Goodwin's brother, Jerry, for the donation toward the cost of this year's fish stock. Carol's brother provided the donation in honor of his grandfather who took in fishing during his youth.

Next year, we anticipate stocking redear fish that will eat and help to reduce some of the smaller invasive snails already in our lake.

Please remember that it is illegal to transport fish/aquatic species from one body of water to another. **Fish stocked at Lake Santee are purchased from verified safe fish hatcheries and approved by the Board prior to delivery**.

Membership – Polly Fox
We welcome three (3) new memberships in the month of October, including but not limited to:
Kimberly Flannery, 867
James & Kathy Biles, 1401/1402

Marina – Polly Fox
We are looking at some maintenance items at the Marina; normal maintenance and repairs. We will be meeting with our new Maintenance Manager to provide input and help assess, prioritize and evaluate the maintenance work needed. We will need to replace the garage doors on the marina shop. Also, we plan to increase the parking area at the South driveway entrance to Lakeview Wellness. We have quotes for the garage doors and parking area.

The Marina Shop may be reached by phone at 812-527-2400 or email at marina@lake-santee.com. Their winter hours will be:

Wednesday - Saturday - 10:00 am - 4:00 pm
Sunday - Tuesday - CLOSED

The Marina House is operating as Lakeview Wellness. Please visit their website at lakeviewwellness.org to learn about current and upcoming programs. Check the website for scheduling and rates. You can email them at info@lakeviewwellness.org or call at 812-302-2505.

The Marina Store can be reached at 812-222-1750. The Fall hours are now:

Sunday - Wednesday - CLOSED
Thursday - 12:00 noon - 5:00 pm
Friday - Saturday 12:00 noon - 6:00 pm

Thank you for your support of these business operations.

Building Committee – Ryan King
The following Building Permits were issued in September:

Bailey, Gail	586	Asphalt
Huber, Giselle & Ed	764	House & Garage Additions
Cupp, Robert & Judith	360	Asphalt Shingles
Quackenbush, Matt & Holly	1594	Fence
BWMM LLC	307	Plank Siding and Shingle Roofing
Clark, Billi Jo	1154	Culvert
Roudebush, Derek & Jennifer	264,265	House
White, Jerry	111	Outbuilding
Page, Mike & Sandy	1576	Detached Garage
Freeman, Scott & Janet	1665	Detached Garage
Weigel, Andrew	1570	Boat Dock

Clean Up – Ryan King
Nothing to report.

Roads & Maintenance – Aaron Fitzgerald
No report submitted.

Security – Autumn Hurm
November Halloween went well overall; traffic mainly followed the directional flow.

No new concerns, no staffing changes.

Possible addition of body cam for security to wear while on the water. This would improve safety for security and allow for review of any incident on the water during patrolled hours. We can also review to improve interactions between security and other boaters on the water. Would give additional support for board review during boating fine appeal.

OLD BUSINESS
- Dredging contractors – Tabled due to not all directors being in attendance.

NEW BUSINESS
- Foreclosure on lot – Tony made a motion to start the process of foreclosure on the lot, as discussed in the executive session. Autumn seconded the motion, the motion passed unanimously.

- Property Maintenance Manager hiring – Polly made a motion to approve the hiring of the Property Maintenance manager. Craig seconded the motion, the motion passed unanimously.

- Transfer $3,700 Marina Assessment funds from LSPOA to Marina - Tony made a motion to transfer $3,700 Marina Assessment funds from LSPOA to Marina. Ryan seconded the motion, the motion passed unanimously.

- Listing prices for Lots 1303 & 1304 - Autumn made a motion to list Lot 1303 & 1304 for $10,000 each. Polly seconded the motion, the motion passed unanimously.

- Extend boat storage area at the marina up to a cost of $9,000 - Ryan made a motion to extend the boat storage area at the marina at a cost up to $9,000, with a 50% reimbursement from the Marina Shop lessee. Autumn seconded the motion, the motion passed with one opposition.

- Carol Goodwin request to use the community room on January 18, 2025 from 10:30 am – 12 pm for a native plant seminar. Autumn made a motion to approve Carol Goodwin to use the community room on January 18, 2025 from 10:30 am - 12 pm for a native plant seminar. Craig seconded the motion, the motion passed unanimously.

- Ryan made a motion to have a blood drive at the lake for Noah Hughes at a date to be determined. Polly seconded the motion, the motion passed unanimously.

MANAGER'S REPORT
The Lake office will be closed on the following days for holidays. Dec 24 & 25 and Dec 31 & Jan 1.

I would like to thank Brandon Limer for his 21 years of service. Best wishes to Brandon in his future endeavors.

We are pleased to announce the hiring of John Foudray as Property Maintenance Manager. We look forward to having John lead our Maintenance and Trash/Recycling staff.

The LSRWWD Board of Trustees are pleased to announce the hiring of Greg Coffin as Utility Superintendent. We look forward to having Greg lead our staff on all plant and field operations for the Waste and Water District.

I would like to give a special Thank You to Chip & Lisa Ayers for volunteering their time and effort to run the yearly bass tournaments.

There being no further business, Autumn moved to adjourn, seconded by Polly, motion carried. The next regular meeting will be held on December 11, 2024 at 7:30 PM in the Community Room. The minutes are subject to approval by the LSPOA Board of Directors at the December 11, 2024 meeting.

Respectfully submitted,

Tony Adelman, Secretary