LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
December 11, 2024

I call to order the December 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 December 11, 2024 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Tony Adelman, Craig Stilwell, Aaron Fitzgerald, Ryan King, Polly Fox, and Gina Julien (via phone). The employee present was John Foudray. Members present were
Tom & Jodi DePalma (218), Chad Hoover (1340), Paul Gosnell (1147), Donna Knight (108), Dan Dietrich (263), Connie Adelman (198), and Deb Foudray (1142)

President Knight called for a review of the minutes of the November 13, 2024. The minutes were approved on a motion by Craig, 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	$	122.00	Premier	$	1,281.49
Cardinal Pest Control LLC	$	55.00	Rumpke of Indiana	$	1,216.42
Colonial Life	$	194.64	Rydin Decal	$	3,361.87
Crawford, Rick	$	35.00	Saint Maurice Feed & Supply	$	72.00
Davey Resource Group	$	1,112.09	Shelby Tire & Auto	$	84.95
Dec Co REMC	$	1,112.09	Sieg, Jr. Charles	$	30.00
Elan Financial Services	$	1,472.27	Stone's Farm Service	$	210.09
Gillman Home Center	$	115.52	Summit Microsystems	$	50.00
G P C	$	942.00	Telispire	$	105.00
Greensburg Decatur Co Chamber	$	130.00	The Office Shop	$	36.75
Greensburg Tool & Supply Co	$	401.52	Tommy's Diesel Shop, Inc.	$	334.08
Haboush, Debra	$	282.00	Tops Home Center	$	102.43
Justus, Richard	$	30.00	Wallpe Heating & Cooling	$	245.22
Lake Santee RWWD	$	609.63	Wesseler Excavating	$	7,990.00
Lamping, Eric	$	30.00	Total	$	23,419.80
Lecher, John	$	262.99			
Mc Reynolds IT Solutions	$	58.32	*Bills paid prior*		
New Point Stone Co., Inc.	$	1,468.04	Murphy Insurance Agency	$	1,147.00
Nobbe Mower Shop, Inc.	$	38.48	**Total all disbursements**	**$**	**24,566.80**

Marina					
Gillman	$	515.53			
Lake Santee RWWD	$	225.85	**Total all disbursements**	**$**	**741.38**

After presentation, the bills were approved for payment on a motion by Tony, seconded by Nathan.

MEMBER INTRODUCTIONS AND COMMENTS
Members were asked to introduce themselves and were given the opportunity to express comments. There were no comments.

CORRESPONDENCE
None

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman
Current Rule

11.1 The use of tents or tent camping is prohibited by the Subdivision Restrictions of Lake Santee. Detached canopies or awnings with side curtains or screens are considered a tent. Canopies or awnings with a top only are allowed.

Proposed Rule

11.1 The use of tents or tent camping is prohibited by the Subdivision Restrictions of Lake Santee. Detached canopies or awnings with side curtains or screens are considered a tent. Canopies or awnings with a top only are allowed. **Event Tents over 600 square feet are allowed with the purchase of an Event Tent Permit. Side curtains are permitted for Event Tents only. The Event Tent must be removed within 5 days.**

Rationale

Define the difference between a tent and an event tent.

Nathan made a motion to accept the 1st reading. Craig seconded the motion, motion carried unanimously.

Recreation – Craig Stilwell
The following recreation events occurred since the November 13th LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – Thursday, December 12th pitch-in at 5:30 p.m.
- Trivia New Years Eve party in the Community Room on Tuesday, December 31, 2024.
- The annual Kiwanis Breakfast with Santa is scheduled for December 14th from 9:00 a.m. to 11:00 a.m. with Santa arriving at 10:00 a.m.

- Christmas Outdoor Decorating Contest judging on December 14th; call the office to be included by December 13th.

Craig made a motion to have a Trivia New Years Eve party on Tuesday, December 31, 2024, in the community room. Ryan seconded the motion, motion carried unanimously.

Community Room Committee – Craig Stilwell
There were six (6) Community Room rentals in the month of November.

Lakes & Beaches – Gina Julien
Erosion Control:
The original quote for shot rock placement at north bridge, sediment pond and crossing in Hatton field was $9,540.00. The actual cost was $7,990.00, saving LSPOA members $1,550.00.

Fish Donation:
A HUGE THANK YOU goes out to the Lake Santee Tournament fishing group for their generous donation of approximately 200 adult largemouth bass. This brings the total bass donated by this group to over 2,000 over the last decade. We appreciate the fish contribution and the safe boating and fishing conservation the group brings to our lake community.

Membership – Polly Fox
We welcome one (1) new membership in the month of November:
Erin Baker 8

Marina – Polly Fox
The dock walkway has been repaired that goes from the store to the floating gas pump. We will be assessing the existing boat docks and sea wall over the next few months to begin planning for the maintenance or replacement if and when necessary. We will be replacing the marina shop garage doors in early Spring. REMC will be erecting a security light south of the marina pool house; not sure of the exact timing on that, but a white flag marks where they will be installing it. Also, we plan to increase the parking area at the South driveway entrance to Lakeview Wellness and expand parking for boats as well.

Please continue to patronize the lessees of the marina property: Lakeview Wellness, Robbins on the Dock and Lake Santee Marine Service. Thank you for your support of these business operations.

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

Lloyd, David	940	Boat Dock
Barrett, Joseph & Addison	319	House
Stenger, Russell & Joan	523	Culvert & Shoreline
Asa Bane Construction	460	House
Walton, Josh	49	Attached Garage
The Joellyn Trust	1021	House

Clean Up – Ryan King
Nothing to report.

Roads & Maintenance – Aaron Fitzgerald
John Foudray started on November 11, 2024.

Since his arrival, he and the maintenance have been busy!

- Tapped five (5) new water and five (5) sewer lines.
- Built new hinged dock leading to marina gas pumps.
- Cutout damaged culvert at Cayuse/Makah and extended 7' into the ditch.
- Completed road edging around Pawnee Trail, Oneida Trail, Itawamba, Seneca, and Dru Cove.
- Removed the beach diving board platform and took to the marina to rebuild.
- Completed three (3) building maintenance repairs.
- Completed three (3) sewer pump repair calls. (We appreciate the short response time on Thanksgiving!)
- Hauled scrap sewer pumps to scrapyard.

Security – Autumn Hurm
Nothing to report.

OLD BUSINESS

- Dredging contractors – tabled until the next meeting.

- Pine trees - Women's Club will pay $1,500 for removal of three (3) dead trees and all stumps, plus $600 for grass seed, round up and straw. $2,100 total and we will provide labor with our maintenance staff. Craig made a motion to approve the Women's Club paying $2,100 dollars for the removal of three (3) dead trees and all stumps, plus the grass seed, round up and straw. The maintenance department staff will provide the labor. Ryan seconded the motion, and the motion passed unanimously.

- Extended yard storage area at the marina up to $9,000 - Polly made a motion to pay up to $9000 to extend the yard storage area at the marina. Nathan seconded the motion, motion passed with one (1) opposition.

- Purchase of lot instead of foreclosure – Nathan made a motion to purchase a lot, as discussed in the executive meeting, instead of foreclosure. Craig seconded the motion, the motion passed unanimously.

NEW BUSINESS

- John Foudray reimbursed for use of his equipment – Crane rate will be $600 – half-day; $1200 full day; Dump trailer rate will be $150 for half-day; $200 for full day. Polly made a motion to reimburse John Foudray for the use of his equipment not to exceed local rates. Nathan seconded the motion, and the motion passed unanimously.

- Marina parking expansion with gravel up to $6,240 - Polly made a motion to approve up to $6,240 for expansion of the marina parking with gravel. Ryan seconded the motion, and the motion passed unanimously.

MANAGER'S REPORT
I want to express my gratitude to the entire Lake Santee Staff. They do a great job making our lake community a great place to visit and live.

The Trash/Recycle Center will be closed Christmas Eve.

The Lake Santee Long Range Planning Committee held their 1st meeting on December 3rd. We are looking for a couple more members to serve on the Amenities Sub-Committee. The sub-committee will review current amenities for possible improvements and also evaluate possible additional amenities. Please email Harlan Smith, chairperson, at harlan_smith@sbcglobal.net or call John in the office at 812-527-2943.

There being no further business, Ryan moved to adjourn, seconded by Nathan, motion carried. The next regular meeting will be held on January 8, 2025 at 7:30 PM in the Community Room. The minutes are subject to approval by the LSPOA Board of Directors at the January 8, 2025 meeting.

Respectfully submitted,

Tony Adelman, Secretary