Sylvan Shores Property Owners Association
Annual Meeting Minutes
May 5, 2018

Call to Order: Larry Jones, President, called the board meeting to order at 10:30 a.m.

Roll call: Board members present: Larry Jones-President, Joanne Folkert-Vice President, Arlene Grover-Treasurer, Melissa Hurd –Secretary (via teleconference), Ed Haberman.

Larry provided rules of the meeting stating that there will be a hard stop at 12:15 due to serving of lunch. In addition, if any member wishes to speak, they must utilize the microphone at the front of the room. Each member speaking will have three-minutes to speak.

Larry also mentioned that SSPOA attorney is unable to attend today's meeting due to a conflict.

Reading of the minutes of the previous meeting:

Melissa stated the September 3, 2016 meeting minutes need approval as they were not approved at the 2017 annual meeting. An error in the 2015 financial was identified by Arlene Grover, in August 2017, and explained at the 2017 annual meeting. This error was corrected, with assistance from our CPA. Joanne made a motion to accept the September 3, 2016 annual meeting minutes. Seconded by Ed Haberman. No Discussion. All in favor. Motion passed.

Approval of the 2017 Annual Meeting Minutes – Joanne made a motion to accept the minutes from the September 2, 2017 annual Meeting minutes. Arlene seconded. No discussion. All in favor. Motion passed.

Reports of the Officers:

Secretary Report: Melissa Hurd read the secretaries report. (see appendix)

Treasurer Report: Arlene Grover read the treasurer report. (see appendix)

Presidents Report: Larry Jones read the president report. (see appendix)

Reports of the Committees:

1. Finance Committee- Arlene Grover shared the Finance Committee met several times throughout the year. (Arlene Grover, Polly Brown and Joan Morphew were members.) They worked hard on the budget and presented to the board in December 2017.

2. Architectural Committee – Ed Haberman shared that the Architectural committee report. No activity Sept 17 through Feb 18. One permit approved since Feb for a garage. Most of activity has been answering questions for current or future property owners. We respond as quickly as possible to questions and currently all matters have been responded to. We have also been building a relationship with Todd County regarding SSPOA owned properties. There appears to be highly taxed in comparison to surrounding properties. Working with Todd County to reduce values and taxes. Lastly, collaborating with Dave and Bret to work on a solution for the burn pile. More to come.

3. Entertainment Committee – Joanne Folkert shared the Hospitality/Events committee report (see appendix)

4. By-Laws/Covenants Committee – Melissa Hurd shared the By-Laws report. (see appendix)

Unfinished Business – No unfinished business.

New Business:

1. Discussion Regarding Barn on Pinto Drive
    a. We have been approached by a member that was interested in buying the Red Barn and property located on Pinto Drive. The board is asking for input from members at the meeting.
        i. 1.94 acres of land – one lot
        ii. Todd County values at $6,600. Real estate taxes are $116. Insurance is $126. Lawn mowed every other week which is 6 hours of paid labor.
        iii. The barn is losing shingles. A contractor is viewing and will respond with requirements to fix.
        iv. No dollars have been spent on any repairs/updates to the barn.
        v. Use in past years is only been gardens. Only one member is using.

    - Bill Hatch – Asked if sold, would it remain within Sylvan Shores. Answer yes. Also, a residence would need to be built as requirement is to have a residence; cannot only have an outbuilding.

    - Mary Miller – Idea to use barn as storage for boats/RV's. Joanne stated cannot be used for storage due to the pillars inside the barn. Not accessible for mobility needed to place boats/RV's.

    - Joan Morphew – People that live adjacent to this property (they are not members of Sylvan Shores) if they were to purchase, would they still have to build another home? Board stated we could not allow their home to be outside of SSPOA and then the barn property inside of SSPOA. Properties must be joined; must remain within our covenants and by-laws. John Hodge stated if we are going to sell, we need to sell through a realtor to ensure we are getting a good price. Another issue is the driveway to the barn, is not owned by SSPOA, it is owned by the property owner of the home. Ed stated, this causes another problem of trespassing. Stated at this point, isn't sure we should even allow people to use the driveway for access to garden. Arlene stated another issue is that the property lines are really close to the barn. Dennis Wipperling stated we need to speak to the "lot" as common property, not a lot when looking at covenants/by-laws. Larry advised any further comments should be forwarded to SSPOA via email.

2. Discussion Regarding Community Center Outbuilding – Larry addressed the old granary that is at the old farm common area at the community center. It is in need of repairs and will be falling down soon. Looking for ideas on what to do with this building.

    - John Hodge stated that someone should tear it down for old wood before someone gets hurt. We must ensure insurance covers any liability that may occur when being torn down.
    - No other comments.

3. Discussion with SSPOA Attorney, John Mathews – John not present. No discussion occurred.

Member Participation:

-Phil Miller- Asked why we continue to lose personnel in the office. Larry advised we cannot comment further on why Mary resigned.
-Gordan Stewart – New member expressed gratitude to board. Understands board typically does not receive thanks, only headaches. Knows board is not being paid and wishes to extend a big thank you for hard work.
-Alan Schneider - Expressed appreciation of board for keeping meeting calm/non-toxic. Asked members to get involved
without arguing and causing meetings to be toxic.
-Jim Lauman is interested in starting a planning committee again. They would work on trails, etc. as previous.
-Bill Hatch - Expressed interest in anniversary celebration this year. Also, asked members to treat each other with respect and integrity going forward.
-Deb Becker – Asked if lines in parking lot could be repainted.
-Arlene stated that when the water was turned on at the campground, many pipes broke due to being frozen pipes over winter. Original pipes at campground and bathhouse.

Larry thanked Dennis Wipperling for accepting the position of Election Chair again this year. His work is excellent and we appreciate him for his work.

Election of Directors: Dennis Wipperling, Election Committee chair, announced the results of the election. There were no duplicate ballots. 967 votes were cast. There were 31 ineligible or spoiled ballots. With four (4) open positions, Scott Anderson, Bret Bussman, Shirley Pierce and Ed Haberman are nominated as Board Members. Election committee included Julie Dermuth, Ruth Hokanson, Carol Kollodge and Joan Morphew.

- Scott Anderson – 238
- Bret Bussman – 209
- Shirley Pierce – 195
- Ed Haberman – 185
- John Hodge - 109

Announcement of next Annual Meeting date: May 4, 2019

Meeting Adjourned: 11:53 p.m.

Submitted by
Melissa Hurd, Secretary

Sylvan Shores P.O.A.
BALANCE SHEET – CASH BASIS
As of December 31, 2017

	Dec-17
Current Assets	
Checking/Savings	
1000 · Unity Bank Central	39,864.46
1010 · Cash Boxes (pool and CG)	129.78
1015 · Office Petty Cash	39.11
1020 · Operating Fund - Unity MM	147,534.07
1030 · Visa Card	329.40
Total Current Assets	187,896.82
Fixed Assets	
1400 · Property-Plant-Equip - Operating	383,342.20
1405 · PPE - Campground	39,252.75
1410 · Land - All	43,919.74
1420 · Accumulated Depreciation	-220,916.48
1425 · Accum Depr - Campground	-37,989.56
Total Fixed Assets	207,608.65
Other Assets	
Cap Cr Great River Energy	3,396.63
TWEC Capital	6,211.68
Total Capital Credits/Patronage Accts	9,608.31
1040 · State Farm CD's	
Three CD Matures 10/9/2019	80,383.86
One CD Matures 3/9/2020	26,511.55
Four CD Matures 1/26/2022	101,921.52
Total 1040 · State Farm CD's	208,816.93
Total Other Assets	218,425.24
TOTAL ASSETS	613,930.71
Liabilities & Equity	
Current Liabilities	
1320 - Accrued FICA & Fed W/H	234.84
25500 - Sales Tax Payable	299.00
Total Current Liabilities	533.84
Total Liabilities	533.84
Equity	
3000 - Opening Balance Equity	11,494.00
3100 - Reserve Fund Balance	122,766.15
3300 - Fund Balance Campground	9,637.05
3360 - Transfer from Operating	6,066.51
3400 - Retained Earnings	92,270.15
3502 - Fund Balance Operating	325,941.90
3515 - Transfer to Campground	6,066.51
Net Income	51,287.62
Total Equity	613,396.87
Total Liabilities & Equity	613,930.71

Sylvan Shores P.O.A.
PROFIT & LOSS – CASH BASIS
As of December 31, 2017

	Campground	Operating	TOTAL
INCOME			
1500 · CLUBHOUSE INCOME			
1510 · Assessment Income		160,848.68	160,848.68
1515 · Building Permit fees		275.00	275.00
1520 · Interest Income		4,866.63	4,866.63
1525 · Clubhouse Rental		196.57	196.57
1530 · Property for Sale Books		30.00	30.00
1535 · Credit Card Fees		351.04	351.04
1540 · Ping pong Game Balls		15.35	15.35
1550 · Swimming Fees		890.45	890.45
1560 · Concession Income		257.74	257.74
1565 · Pop Machine Income		330.79	330.79
1570 · Social Income		0.00	0.00
1575 · Paddle Boat Rental		98.16	98.16
1585 · Gain'Loss Sale of Assets		2,000.00	2,000.00
1590 · Winter Storage income		125.00	125.00
1595 · Misc Clubhouse Income		72.33	72.33
2500 · CAMPGROUND INCOME			
2513 · Seasonal Camping Income	16,910.80	0.00	16,910.80
2514 · Day Camping Income	2,186.53	0.00	2,186.53
2517 · Seasonal storage Parking	780.75	0.00	780.75
2590 · Campground Electric Reimb	2,685.25	0.00	2,685.25
2591 · CG Sales Tax refund	622.48	0.00	622.48
TOTAL INCOME	23,185.81	170,357.74	193,543.55
CLUBHOUSE EXPENSE			
1618 · Salaries Bldg. O & C	0.00	3,205.00	3,205.00
1620 · Salaries-office	0.00	16,861.43	16,861.43
1621 · Salaries - Equip Maint	0.00	697.25	697.25
1622 · Salaries - Building Main	0.00	2,319.13	2,319.13
1623 · Salaries - Grounds	0.00	5,377.38	5,377.38
1624 · Salaries - Cleaning	0.00	2,550.93	2,550.93
1625 · Salaries - Pool Tech	0.00	2,337.75	2,337.75
1626 · CH Payroll Tax Expense	0.00	3,044.23	3,044.23
1627 · Salaries-pool attendants	0.00	4,778.00	4,778.00
1746 · Repairs & Maint. - Buildings	0.00	3,650.30	3,650.30
1746-1 · Ladies Bathroom Tile	0.00	758.99	758.99
1746-2 · Foundation Drainage Repr	0.00	68.57	68.57
1747 · Repairs & Maint - Equip	0.00	978.79	978.79
1748 · Repairs & Maint. - Grounds	0.00	3,286.36	3,286.36
1750 · Repairs & Maint - pool	0.00	2,898.35	2,898.35
1751 · Repairs & Maint-Specific	0.00	1,121.52	1,121.52
1755 · Equipment Gasoline	0.00	230.00	230.00
1760 · Property Clean Up	0.00	46.61	46.61
1765 · Maintenance Supplies	0.00	32.22	32.22
1700 · Clubhouse Rep & Maint	0.00	388.00	388.00
1801 · Insurance Expense	0.00	10,862.71	10,862.71
1802 · Property Taxes	0.00	14,036.24	14,036.24
1803 · SSPOA Lot Assessments	0.00	6,345.00	6,345.00
1804 · Bank Charges	0.00	46.65	46.65
Sub totals	0.00	85,921.41	85,921.41
Sub- total forward	0	85,921.41	85,921.41
1811 · Telephone	0.00	2,933.12	2,933.12
1812 · Propane	0.00	3,370.91	3,370.91
1813 · Electric	0.00	5,288.00	5,288.00
1814 · Internet	0.00	1,069.84	1,069.84
1817 · Garbage	0.00	299.76	299.76
1810 · Utilities - Other	0.00	27.00	27.00
1815 · Office Tech & Equip	0.00	579.37	579.37
1821 · Pool Supplies	0.00	412.96	412.96
1822 · Clubhouse Supplies	0.00	2,895.27	2,895.27
1823 · Office Supplies	0.00	1,000.40	1,000.40
1825 · Credit Card Expense	0.00	1,045.74	1,045.74
1835 · Water Softener Rental	0.00	500.24	500.24
1850 · Adv & Newsletter	0.00	4,592.05	4,592.05
1862 · Webmaster	0.00	580.88	580.88
1863 · Accounting Fees	0.00	1,240.00	1,240.00
1864 · Legal Fees	0.00	2,687.50	2,687.50
1865 · Annual Mtg.-Adm	0.00	1,886.85	1,886.85
1875 · Social Activity	0.00	405.20	405.20
1885 · Travel	0.00	1,301.71	1,301.71
1890 · Miscellaneous	0.00	195.35	195.35
1891 · Concession purchase	0.00	538.35	538.35
CAMPGROUND EXPENSE			
2620 · CG Salaries -CG Host	1,340.00	0.00	1,340.00
2621 · CG Salaries - Equip Maint	607.26	0.00	607.26
2622 · CG Salaries - Maint	894.00	0.00	894.00
2623 · CG Salaries - Mowing	3,470.25	0.00	3,470.25
2624 · CG Salaries - cleaning	1,481.50	0.00	1,481.50
2626 · CG Payroll Taxes	654.61	0.00	654.61
2705 ·CG Repr & Maint. General	2,569.26	0.00	2,569.26
2715 ·CG Repr & Maint. - Equip	79.24	0.00	79.24
2720 ·CG Repr & Maint - Bldg	933.78	0.00	933.78
2725 ·CG Rep & Maint. - Grounds	2,592.00	0.00	2,592.00
2755 ·CG Equipment Gasoline	115.00	0.00	115.00
2801 · CG Insurance	663.00	0.00	663.00
2802 · CG Property Taxes	1,702.00	0.00	1,702.00
2803 · CG Lot Assessments	750.00	0.00	750.00
2804 · CG Sales Tax	122.28	0.00	122.28
2812 · CG Garbage	933.85	0.00	933.85
2814 · CG Telephone	527.57	0.00	527.57
2815 · CG Electric	2,541.00	0.00	2,541.00
2820 · CG Supplies	715.96	0.00	715.96
2825 · CG Credit Card Exp	1.16	0.00	1.16
2885 · CG Travel	240.00	0.00	240.00
2890 · CG Misc Expenses	507.38	0.00	507.38
2899 · CG Office Expense	42.92	0.00	42.92
Total Expense	23,484.02	118,771.91	142,255.93
NET INCOME OR (LOSS)	(298.21)	51,585.83	51,287.62

APPENDIX

REPORTS OF THE OFFICERS:

SSPOA – Annual Report of the Secretary – May 5, 2018

I was elected to the board in September 2016 and appointed secretary. One of my many responsibilities was the annual election process for the annual meeting held on September 2, 2017. I quickly realized that a process was either not written or was not able to be located. Thankfully, Joan Morphew was familiar with the requirements and protocols and was a huge asset. Thank you Joan, I could not have completed this task with you!

At the September 2017 annual meeting, I was made a spectacle of as I made an error in the agenda. For those of you that were at that meeting, I apologize. Ironically, the same board members that were not willing to share any knowledge with me on the election process and annual meeting, resigned in September 2016. This was only two weeks after the new board members took office. No files were shared, no minutes from closed board meetings were delivered, no information on processes was provided to the remaining board members. To be clear, I was two weeks into my newly elected position.

Our terms on the board are short, two years or sometimes less. Being a director is an enormous commitment that requires hours of personal time each week, which takes away from your family and daily life. Without the sharing of information and knowledge from one board to the next, valuable time is wasted and knowledge is lost. Errors will surely occur.

With past board members or general members attending board meetings with the intent to point out mistakes or ambush the board, it derails all efforts to move forward and accomplish any task. I remain very confused as to why this behavior continues. I often feel as though I am in grade school and I am dealing with bullies. I do not understand why any previous board member would make a spectacle of another board member.

What is even more surprising, is when I read the reports of some of the board members from September 2016, the notations are feelings of harassment, not feeling appreciated, and condemning of board members for resigning. If one believes this treatment was unjust, then why treat others in this manner? Why did you resign two weeks into the second half of your term? I will admit there were many times that I wanted throw in the towel, due to how I was being treated. If this were a job that I was receiving compensation for, I would have resigned long ago. However, I made a commitment to the members who voted for me that I would complete my term and have kept that commitment.

If Sylvan Shores is going to remain a strong community for many years into the future, we need to stop feuding like the Hatfield's and McCoy's. We need to support our board members in lieu of undermining them. Share information from one board to the next. Act like neighbors and not government officials.

With the board's approval, a laptop was purchased and will be handed over to the newly appointed secretary today. Meeting agendas, minutes, forms, etc. will be available. Processes for the election and annual meeting are included. I will offer any assistance necessary for a smooth transition and will be available into the future for questions.

We all need to ask ourselves if we are a part of the problem or if we want to be part of the solution. Being a board member has become a one and done. Since 2015, almost 50% of our board members have resigned before their terms concluded. Most members cringe at the thought of being on the board. Is that the perception we want within and outside of our community?

I will add that after the December 2017 and March 2018 board meetings, several new members approached me. They were shocked at the actions of some members. They felt as though the board was being mistreated and they were confused as to why neighbors would disrespect each other. A gentleman, who is a retired pastor, was so displeased that he mentioned he wished he would have attended a meeting before purchasing property because he probably would not have become an owner in Sylvan Shores. How are we going to build our community if this is how we are perceived?

In closing, I would like to thank the current board members: Larry, Arlene, Joanne and Ed. I have appreciated working with each of you. Your commitment to Sylvan Shores is evident. Please know that I am always available if my time is needed.

Respectfully,
Melissa Hurd, SSPOA Secretary

SSPOA – Annual Report of the Treasurer – May 5, 2018

I was elected to the Board of Directors in Sept. 2017 and took on the position of "Treasurer". The first item that came up was the maturity of the Athena Annuity, which matured on 8/27/2017. On Aug 3, 2017, the previous Treasurer sent in the proper papers stating that the Assoc. was not going to renew, but withdraw the funds. During the weeks after Sept, the Assoc. was in contact with Athena – providing additional documents and in a couple cases, the same documents previously provided, to no avail. Then we were notified that they were charging us $750.00 withdrawal fee. Melissa spent many hours deliberating with them and they finally agreed to cancel that fee. That was in late Oct. Weeks went by & we kept asking and receiving response of – "we are working on it" and finally "we are sending the money". The funds were deposited to our account on Dec. 5, 2017 in the amount of $14,320.71. This was 3 ½ months after our initial request to withdraw. They did not pay us any interest after 8/27/2017; and that amounted to approximately $115.00. This action of Athena has caused me to recommend that we never put funds with them again.

Back in 2005, we had a program designed for SSPOA that recorded all the information on each property owner, showing the lots owned, assessments due and other pertinent information on each property owner, right down to the number of wrist bands a family had. In the spring of 2017, a program within the "Quickbooks" Accounting program we use, was implemented. This program would eventually replace the current program we have. It was necessary to transfer all information in our old program to this new one. This could not be done with a "cut & paste" entry; but every individual item had to be entered. When I came on to the board, I learned that the new program was not totally functional, and we would have to continue with both programs thru 2017. When Mary was hired, and being familiar with Quickbooks, she began to continue the process to complete this new program. She has been working endless hours and at this point the program is probably about 80% complete. So we are still entering in both programs and must continue that process until the new program if 100% complete.

New windows. A year ago, the Board of Directors decided to look at replacing all the exterior windows in the clubhouse. They received a couple bids, but no action was taken. In the fall of 2017, water was leaking down in the lower level on the west side of the fireplace. Repair estimate for that damage to inner areas up and down to lower level was about $3,000.00. The board decided to relook at the replacement bids in hand and ask for bids from 3 other firms. After much discussion, research on contractors, checking references, etc., a vote was taken and passed to contract with R.L. Peterson LLC, Motley to replace all exterior windows and repair the prior damage. The bid was $61,268.00. In addition, the high trapezoid window over the foosball table was rotten out & that additional cost was $850. (See pictures taped to the window there to see the inner damage.) The north office trapezoid was also rotten around, but Mr. Peterson went ahead and fixed that one without charge. He also replaced all insulation between the office west windows at no charge. We used the Athena monies against the cost of the windows. The rest of the window budget was taken out of our Unity Bank money market account. We are now taking bids to stain the inside window frames and separate bids on painting the exterior trim. As this is part of "window replacement" will also come out of the money market savings account.

In March 2018, the Board voted to use Mid Central Bank, Staples to place some additional funds in CD's. We cannot have more than $250,000.00 in one bank to be FDIC insured. We have nearly reached that at Unity Bank, Staples. Thus, once the new board is in place, we will be making this transfer.

The Financial Committee also discussed the 2017 year- end Income Tax return. The CPA pointed out to us that with the small loss at the Campground, we had "Taxable Income" to report of $6,727.00. The profit from assessment income less related expenses is not taxable. If the Campground makes a profit, that profit would be taxable. Any loss for the Campground can be taken against the other Clubhouse income that is taxable. The CPA worked the allowable deductions against the net income and the end result is: Income tax due on the Net Taxable Income to IRS is $2,018.00 & due MN Revenue Dept is $659.00. These sums were due in March & approved by the board to pay. Note: the federal income tax due was 30% and state another .097%. The Financial committee hereby requests that the Board remake the motion to pay these taxes – so it is recorded in "official minutes".

Because of the Federal & State income tax due for 2017, SSPOA is now obligated to pay Estimated Taxes for year 2018. The amounts determined to be: Federal Tax for total of $2,400 & MN State for total of $800. The total sum was approved by the Board to pay all at one time. Payment was made in March 2018. The Financial committee hereby requests that the Board confirm the motion to pay these estimate taxes all at once so it is also recorded in "official minutes". When the tax return is completed for 2018, the results of that year will determine if estimates are again due for year 2019. Overall, Sylvan Shores is in excellent financial shape, which you can see from the Financial Statements.

Respectfully Submitted,
Arlene Grover, Treasurer

SSPOA – Annual Report of the President – May 5, 2018

The year has seen a few changes on the Board of Directors. Following the September 2, 2017 Annual Meeting the new board met and the following Board Members were nominated and voted in for Officers of the Association. President: Melissa Hurd, Vice President: Patrick Fiscus, Treasurer: Arlene Grover and Secretary: Jarrid Roulet. In October 2017, Melissa Hurd stepped down as President (due to health issues) and Patrick Fiscus stepped down as Vice President. I was nominated and voted in as President and Joanne Folkert as Vice President. On March 1, 2018 Jarrid Roulet, Pat Fiscus and John Hodge resigned from the board. I want to thank them for all their volunteered time, hard work and valued input. It was decided by the remaining Board members that we would appoint one person through May 5, 2018. Ed Haberman, who was on ballot last September, was appointed and accepted on March 6, 2018. I want to thank the board members that remained diligent on the tasks after the three resignations in March and Ed Haberman for accepting the appointment to fill in for only a few months.

Office Staffing - Last September, Cassie Katterhagen resigned from the Office Administrator position. Arlene Grover stepped in and assumed Office Administrator duties until a replacement was hired. Interviews were conducted in November and Mary Keppers was hired in December. Arlene provided Mary with all the training and additional office support. Mary came up to speed very quickly and was doing an excellent job. Unfortunately, Mary resigned on Monday April 30 effective immediately. Again, in the interim, Arlene will fill in and assume the Office Administrator duties until a new person is hired. I want to thank Arlene for all her hard work for filling in after the resignations of Cassie and Mary.

Maintenance - Dale Rocheleau remains on as our Groundskeeper and Maintenance. After Rosie left, late last November, Dale took over the clubhouse cleaning. Gene Platzner remains on as Campground Groundskeeper and Maintenance. Both Dale and Gene are very dedicated and hardworking employees. Thank you Dale and Gene.

Clubhouse Cleaner - Josie remained on until late last November. She did an excellent job right up to the time she left. Thank you Josie. Interviews were conducted over the last couple of weeks and Catherine Rauch was hired last part of this week.

Summer Staff - We are currently seeking candidates for Pool Techs and Pool Attendants. A few candidates have been interviewed but no hires to this date.

I am very pleased to report that the clubhouse window replacement project was completed. Last fall the board was faced with a serious water leaking problem on the west side of the chimney which was causing damage to inner walls on both levels of the clubhouse. The estimate to repair was around $3,000. We were also aware of soft wood/water damage around several other large windows. The board decided to take aggressive action to get bids on new windows and to get the wall repaired. Mold was a concern as well. We reached out to potential contactors and bids were received from three contractors. The board spent a large amount of time reviewing and discussing bids and checking references. In February, the board voted on and passed to contract with R.L. Peterson. Window replacement project, which included the wall repair and replacement of wood and insulation around several other windows, started in mid-March and was completed the first part of April.

Lastly I want to say thank you to all who have supported me on being on the Board of Directors and as President. I look forward to the upcoming year.

Larry Jones

President – Sylvan Shores POA

REPORTS OF THE COMMITTEES:

SSPOA – Annual Report of the Hospitality/Event Committee - May 5, 2018

This committee is led by Julie Demuth, Terrie Bussman and me, as a board member.

We discussed ways in which we can reach out to our owners that would encourage participation. Our goal is this: *The goal of our committee is to encourage all owners to participate in our community in ways that benefit their needs and involvement in our Sylvan Shores community. The events we will have will provide ways we can have fun together, encourage friendships, while serving as a volunteer, being on a committee, or serving on the Board, and most importantly participating in the events and meetings.* There is a niche here in Sylvan Shores for all who want to build our community in positive ways.

The only event we held in 2017 was the Christmas Party which was quite well attended. The delicious dinner was prepared and served by Julie and Terrie to forty-four guests. A huge thank you to all who helped in any way including cleanup.

We look forward to all of the events planned for 2018, and invite you to sign up to help and attend. Please help to attain our goal of building our community in positive ways.

Respectfully Submitted,
Joanne Folkert

SSPOA – Annual Report of the By-Laws and Covenant Committee - May 5, 2018

The latest amendment to the By-laws is dated August 26, 2017. Prior to this, they were amended on June 11, 2016.

In recent months, we have had to engage Sylvan Shores attorney for response on several matters involving the By-laws. Our legal counsel has advised the board should engage a full review of the By-laws. He has noted that amendments that occurred in one section of the document were not then updated in another. In a recent matter, the section in question referred to Section 8. Section 8 no longer exists. Within the last few months, we have spent over $4000 for response and interpretation from legal counsel on our By-Laws.

I would like to make a recommendation to the board of directors to work with our legal counsel. Our By-laws must be written in a format that is understandable to all members as they are expected to abide by them. As of now, it seems they are complicated and allow for too much ambiguity. They must be concise and without gray. We also must ensure no sections are missing.

As this process is lengthy, I would encourage you to put a committee together soon. The last committee included: Judy V., Arlene G., Joan M., Carol K., Jarrid R., and Melissa H.

Thank you,
Melissa Hurd, SSPOA By-Laws Committee Chair