

Toledo Beach Dockominium Association

Board Meeting

19 Jan 24

Attendance: Robert Johnson, Larry Shoffner, Francesca Holstine, Tim Tadsen, Semo Post, Dominique Milkovich, Joe Standford, John Milkovich, Ethan Thomas and Bill Mercer

Welcome: Bob welcomed all to the meeting at Safe Harbor's Toledo Beach Marina. Semo, Joe, Ethan and Bill attended by Zoom. The group welcomed Dominique as the newest member of the Board.

Approval of Minutes: Minutes from 27Jan23 Board Meeting, 21May23 Board Meeting and 21May23 Owner's Meeting attached for approval and sent to Amy to post.

Safety: John covered response to the SHM safety audit. Ladders will be installed before spring along with life rings. Safety signage will also be in place for this season. Tim reviewed his discussion with our broker on insurance. She said Docko policies are rare and we should see prices by April. John will do a side-by-side comparison. Larry told the group that a summary of the results of the wrongful death suit should be available while getting insurance – Semo will get this.

Property: John covered the BBH and pool improvements. Mayfair Pool will be our pool supplier for the season and we have attendant coverage for 2024. John says he's been ghosted by contractors to complete interior improvements. Semo suggested we fix the HVAC system before we make any improvements to the interior. The group agreed, John will get quotes. Tim worked with Beranal on fixing the sink hole on Niagara Row. The fix will cost \$12,500 and the group agreed to do it. John covered the electric meter project. It is complete and shows a cost savings over the “%” approach for the first three months. Dominique will monitor and compare current vs. former costing going forward. So far U.S. Lawn is the only bidder for our landscaping, John will press United to respond to RFQ. Tim prepared the RFQ for 2024, attached. Security will be improved for 2024, SHM will staff the guard house during bar hours Thursday, Friday, Saturday and Sunday at SHM's expense. Larry thanked SHM for the improved security and discussed adding credible video to our security portfolio and making our security vehicle much more obvious. Dominique left due to a previous commitment. John told the group Ray will charge \$150/clean this year and told us horror stories about what Michele had to clean last year. John and Francesca will determine 2024 cleaning requirements and set the budget number. We then discussed replacing towels with air dryers. We will cost that out. Tim told the group the required dock poles are on the property and we had replacement wood for 35 of our 39 picnic tables. SHM's crew will begin the project.

Cost: Francesca then led us through a review of 2023 actual spending, the proposed 2024 budget and group approved changes. We went line by line and you can see Francesca’s notes on the attached budget file. We ended up concluding that the budget should be set at \$635,000 for 2024. Larry wanted to add additional funds to “bookkeeping/treasurer expense”. This led to a discussion of the merits of hiring bookkeeping or paying Francesca or Tim. With her new job Francesca does not have the time to do this function. We discussed deciding on the addition funds at the 25Jan24 Ops Meeting, Larry wanted those funds included today. We voted on the budget of \$635,000 without the additional funds for “bookkeeping/treasurer expense”. The vote was:

Yay

Semo

Tim

Joe

John

Ethan

Nay

Robert

Francesca

Larry

The budget was approved.

Election of New Officers: Joe nominated Dominique to be the Board’s new secretary and the vote was unanimous in favor. Congratulations!