

TDA Regular Monthly Board Meeting Minutes

APPROVED 02/24/2025 KLD

Monday, January 27, 2025: 7:00pm

Meeting held on Zoom

7:00 Meeting called to order by President of the Board.

Roll Call: Directors (Board Members) present: Kate Norman, Karla Divine, Bill Mascott, Tom O'Connor, Sean McCarthy, Brandt Monfort (7:02), Peter Bairey (7:35).

Members Present: Tom Puhl, Liz Munnelly, Mike Patterson, Gigi Bustin, Kate Brinkley, Eric Kiebler, Janice Salerno, Victoria Grace

- **Approval of Minutes:** Minutes of the 2024 11 25 meeting approved without correction. Brandt Monfort moved to approve; Sean McCarthy seconded. Motion passed with no dissent.
- **Membership Forum:** Liz Munnelly: concerned that minutes are not posted to membership in a more timely manner.

President's Comments: New Facebook page with rules. Everyone is invited to join. Request to members: Is there interest in forming or participating in a flag committee. Winter on the river information. Thanks for Christmas decorating and ships parties.

Treasurer Report: Review the attached written report. November 30th: Property taxes were not paid in full due to cash flow issue. Notes in bottom right of the report notes out of ordinary payments. December 31: Halfway through fiscal year. Note: in ordinary expenses listed. Only one late payment (congratulations to members for paying on time). Reserve account clarification and True Up. **2025-26 budget is going on now: Need numbers and budgets from committees by February 15.**

Secretary Report: New certificate is due for 222 TDA. It will be created in February due to secretary being out of town. We have gone to a system of committees submitting reports in writing. The reports will be attached to minutes via 'Sheets' spreadsheet.

Committee Reports: Need the committee reports before the BOD meeting so BOD members can read them before the meeting. Written reports could be attached to the agenda. If a committee head fails to submit a written report, and also does not request time to speak at the BOD meeting, then no report will be on file.

- **Nominating Committee:** Need volunteers to run for the board and ARC. (read the written report which outlines expectations) Three positions are open this year. Two ARC positions are also open this year. Tom O' will run again.

- **Maintenance Committee:** Winterization memo is online on the website. Be a good neighbor to our existing and new members. If a home has been drained, please let Tom Puhl know so the connection to moorage can be checked. Ice melt is on the docks in buckets to use as needed by members.
- **Parking Lot:** Drain repair needed to be rescheduled due to other winter emergencies. Work on our project will resume as soon as possible.
- **WOO zoom meeting on February 5 floating home insurance. Flyer is on the website if you wish to join.**
- **Community Safety:** Prose Building traffic increase and cars that go the wrong way on Tomahawk Island Drive causing danger to cars emerging from our driveway and to pedestrians. It was proposed to send a letter to city and to Prose about this safety issue.

OLD BUSINESS:

- **PARKING LOT was** addressed in committee reports.
- **East End Pilings:** maintenance is collecting cost estimates.
- **PGV:** volunteers have stepped up. Meeting will occur in late February for this committee to determine agenda and priorities.
- **Rental Policy:** This committee has been put on hold until February 17 2025. A report will be forthcoming at the next meeting,

NEW BUSINESS:

- Rescheduling of monthly BOD meeting to a different day of the week was discussed. Several options were discussed including change of day of the week and change of time for the meeting to begin. Discussion and Decision is tabled to a future meeting.
- In person meeting discussion: Pros and Cons were illuminated. Potential locations were discussed. Decision is tabled until future meeting.
- **ANNUAL MEETING:** Oxford Suites made the date of May 18 unavailable due to a conflict. Discussion of alternative dates and locations ensued. Dates **of Saturday May 17 at 1:00 PM at Oxford Suites;** or Monday May 19 at 7:00 PM at Oxford Suites and a potential 3rd choice of Holiday Inn for Sunday the 18th.

Committee heads need to get budgets and annual meeting reports in to the Treasurer ASAP.

- **RESERVE COMMITTEE:** Committee members walk through was done **with** Re-Genesis and with maintenance and other important people to create a comprehensive report. It will not be done by Feb. 15. but it is in active progress.
 - Treasurer suggested that the BOD consider taking on debt to complete the East End Piling project subject to the Re-Genesis report of the condition, cost and sense of urgency of that project. Considerations include: availability of contractors, cost of supplies, potential movement of houses and other practical matters.
- **Nominations:** Request for suggestions emphasized.
Qualified owner is required for BOD director. Monthly meetings are required by the By Laws.
- Next BOD meeting is February 24 2025. Meeting will be hold on Zoom

Motion to adjourn made by. Tom O'Connor, Second by Peter Bairey Motion carried with no dissent. Meeting adjourned at 8:41 PM.

Attachments: Treasurer report
Committee reports

2024-25 Expense, Cash & Reserve Position: December 31st 2024

Expenses

Category	Budget	December MTD	YTD
Income	(375,930)	(31,947)	(187,867)
Category	Budget	December	Annual YTD
Maintenance & Repair	24,760	43,026	49,101
Taxes	85,000	-	28,738
Utilities	106,600	8,048	54,875
Insurance	36,000	-	37,016
Professional Fees	5,600	-	1,425
Other Expenses	8,978	47	3,975
Total Expense B/R	266,938	51,121	175,130

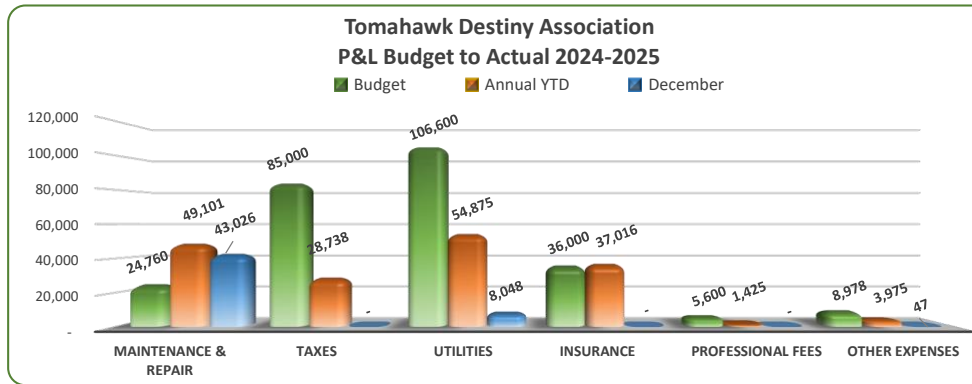
Other Expenses	Budget	MTD	YTD
Security	1,000	-	992
Pet Committee	50	(109)	109
Internet/Website	1,700	50	829
EPIC	1,700	-	187
Office Expenses	2,000	106	756
License & Fees	250	-	411
Misc Expense	1,778	-	-
Publications	-	-	-
Meals & Entertainmen	-	-	-
Annual Meeting	500	-	691
Total Other Exp.	8,978	47	3,975

Large or Unusual Expenses			
Description	MTD	YTD	
Catch Basin Drain Pipe Repair (unbudgeted)	38,773		
Security Camera Project (budgeted)	33,658		

Cash	
Key Bank - Checking	\$ 10,757.00
Key Bank - Reserve	\$ 97,422.00
4.19% Nov Interest MMDA	\$ 437.00
	\$ 108,179.00

2024-25 YTD Reserve Activity Summary	
Starting Balance	\$ 302,668.00
Transfer Activity	
9/3/24 Checking to Reserve: Income	\$ 30,000.00
*11/12/24 for Tax payment #1	\$ (28,558.00)
12/9/24, true up prior Res to C'king	\$ (1,630.00)
12/19/24, Q2 C'king to Res; Income	\$ 26,000.00
12/19/24, Security Camera Project	\$ (33,658.00)
12/20/24, Drain Pipe Repair	\$ (38,322.00)
Income to Reserve Goal:	\$ 108,992.00
Reserve Interest Income YTD:	\$ 2,997.00
Total FY Reserve Project Expenditure	\$ (264,436.00)

Notes:
 Catch Basin & Drain Pipe repair was unbudgeted expense, taken from Reserve Fund
 Paid for Security Camera Project, planned Reserve expense



2024-25 Expense, Cash & Reserve Position: November 30th 2024

Expenses

Category	Budget	November MTD	YTD
Income	(375,930)	(31,452)	(155,920)
Category	Budget	November	Annual YTD
Maintenance & Repair	24,760	1,626	6,075
Taxes	85,000	28,588	28,738
Utilities	106,600	18,209	46,827
Insurance	36,000	-	37,016
Professional Fees	5,600	-	1,425
Other Expenses	8,978	614	3,928
Total Expense B/R	266,938	49,037	124,009

Other Expenses	Budget	MTD	YTD
Security	1,000	-	992
Pet Committee	50	109	218
Internet/Website	1,700	321	779
EPIC	1,700	-	187
Office Expenses	2,000	127	650
License & Fees	250	57	411
Misc Expense	1,778	-	-
Publications	-	-	-
Meals & Entertainmen	-	-	-
Annual Meeting	500	-	691
Total Other Exp.	8,978	614	3,928

Large or Unusual Expenses			
Description		MTD	YTD
Property Tax 1 of 3		28,588	
Water bill x 2 due to timing		16,383	

Cash	
Key Bank - Checking	\$ 16,838.00
Key Bank - Reserve	\$ 144,595.00
4.19% Nov Interest MMDA	\$ 522.00
	\$ 161,433.00

2024-25 YTD Summary	
Starting Balance	\$ 302,668.00
Transfer Activity	
9/3/24 Checking to Reserve: Income	\$ 30,000.00
*11/12/2024 for Tax payment #1	\$ (28,558.00)
Income to Reserve Goal:	\$ 108,992.00
Interest Income YTD:	\$ 2,559.00

Reserve Activity Summary	
Total FY Reserve Project Expenditures	\$ (203,466.00)
None in November	

Notes:
 First tax payment (1 of 3) made, \$28,588
 *Tax payment funds transferred from Reserve to Checking because no funds were transferred for last West End walkway pymt

