

Mariner's Cove Community Association
Homeowner's Association Meeting Minutes
Annual Meeting

Tuesday, June 28th, 2022

1. Call to Order by Michelle: 7:15pm
2. Attendance
 - a. Board Members present
 - i. Michelle Baker
 - ii. Margie Freeman
 - iii. Chris Bentley
 - iv. Jill Charbonneau
 - b. Board Members absent
 - i. Mike Krupica
 - c. Homeowners
 - i. Steve Berkemeier, 216 Windjammer
 - ii. Jeff and Teri Kortenkamp, 307 Mainsail Dr.
 - iii. Corey and Edmy Roberts 200 Seafarer Dr.
 - iv. Carola Nesbitt, 3 Galleon Ct.
 - v. Dan and Shari Dalziel, 5 Mainsail Ct.
 - vi. Christine Gilvey, 315 Mainsail Dr.
 - vii. Tricia May-Dracka, 313 Mainsail Dr.
 - viii. David Considine, 156 Mainsail Dr.
 - ix. MC Considine, 133 Mainsail Dr.
 - x. Tom Medenwaldt, 316 Mainsail Dr.
 - xi. Therese and Jon Sandholm, 8 Cat Schooner Ln.
 - xii. James Pilling, 226 Mainsail Dr.
 - xiii. Steve Charbonneau, 225 Mainsail Dr.
 - xiv. Heather Herring, 172 Mainsail Dr.
 - xv. Jesus Garcia, 3 Mainsail Ct.
 - xvi. Butch Buckley, Mayor Third Lake
3. Election Results
 - a. 111 ballots returned out of 338 homes (33% of homeowners). Three collection points: 20% returned by email, 59% returned by drop off, 21% by PO Box. Noted utility of multiple avenues of return.
 - i. 77% supported increase in HOA dues
 - ii. >75 of votes for each of the candidates
 1. Re-elected: Michelle (president), Margie (Vice President), Chris (Treasurer), Jill (member-at-large), Mike (Member-at-large)
 2. Newly elected: Carola (Member-at-large), Tricia May-Dracka (Secretary)

- 4. Highlights from last year
 - a. Druce Lake Restoration Project (Jill)
 - i. Shorelines and retention pond has eroded; two phases of the project (Druce Lake Peninsula and retention ponds)
 - ii. Phase one: Druce Lake Peninsula Complete:
 - 1. ILM contracted for work
 - 2. Grant received for 50% of work, \$12K check received 6/24/22
 - 3. Openlands Conservation Certification received
 - iii. Phase two: North and South retention ponds
 - 1. Work includes dredging, shoreline stabilization, grading and replanting
 - 2. Village will be responsible for dredging, Mariner's Cove responsible for shoreline stabilization
 - 3. Butch: initial bids for dredging were all too high and rejected; adjusted the scope of the project and second round of bids were due on 6/27/22. Bids will be voted on by Village Board on 7/5/22. Estimated start date (pending approval of bids) would begin on 7/18/22 and take approximately 24 days. 7am-7pm M-F; 8am-5pm Sat. Access to the ponds would occur through the common areas.
 - iv. Landscaping Committee (Margie)
 - 1. Renegotiated landscaping contract without increasing price
 - 2. Butterfly rock garden, stone in center purchased and remaining stones found in community
 - 3. Added no parking sign to Druce Lake Beach
 - 4. Buckthorn and other invasive species removed from south retention pond
 - 5. Lawn chairs, donated by the Pilling family, added to beach
 - v. By-laws review (Michelle)
 - 1. New attorney looking over by-laws
 - vi. Community Events (Michelle)
 - 1. This year's events include Halloween Parade, Easter Egg Hunt, Meet and Greet
 - 2. Jill: recruiting additional volunteers
 - b. Review of FY2023 Budget (Chris)
 - i. Budget is established for new fiscal year in July
 - c. Meeting opened to Floor
 - i. Teri Kortenkamp: Porta Potty at Druce Beach an eye sore. Can porta-potty be moved back away from line of sight? Are we required to have sanitation services at beach?
 - 1. Board will look into requirements of a waiver for porta-potty and if not applicable, will look into alternative locations and camouflage (action item for next meeting)
 - ii. Tom Medenwaldt: What is the scope of work for the pond dredging? Will this be available for review? Will all the reserve funds be used to complete the pond restoration?

1. Yes, scope of work will be available for review on the Village webpage.
No, the pond restoration cost will be spread over three years to reduce the cost burden
- iii. Carola Nesbitt: Will the Druce Lake Peninsula be dredged?
 1. No, this would need Army Corp permits. Potential option for manual removal of debris.
- d. Meeting Adjourned : 8:22pm
 - i. Moved by Michelle, seconded by Jill. Motion passed.