

**SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION
(SSPOA)**

**BOARD OF DIRECTORS MEETING
DECEMBER 14, 2024**

OFFICERS & DIRECTORS PRESENT: President, Tom Hug, Vice President, Laura Gentry, Directors: Eve Kaltz, James Issitt, June Jucewicz, Craig Taunt, Sherri Visnaw, Director and Corporate Secretary, Jeff Weeman, SSPOA Interim GM Matt Schindler and Recording Secretary, Judith Sullivan.

OTHERS PRESENT: Eight (8) SSPOA members and one (1) guest, Carrie Will, Director of the Gladwin County Chamber of Commerce.

Video recording did not occur.

At 10:00 a.m., the December 14, 2024 Sugar Springs Property Owners Association (SSPOA) Board of Directors meeting was called to order by President, Tom Hug at the SSPOA Activity Center.

Following the Pledge of Allegiance to the Flag, President Hug opened the meeting with the Regular Order of Business pursuant to the Agenda.

ADDITIONS/CHANGES TO THE AGENDA: None

FINANCIALS:

TREASURER'S REPORT AND GENERAL MANAGER'S REPORT:

Matt Schindler, Treasurer and Interim General Manager presented his report as follows:

“Good morning. First let’s start on the financial end. Through November, the association had a revenue of \$ 3,574,000 with expenses of \$ 3,246,000 giving it a net income of almost \$ 328,000. That net income is almost \$ 32,000 more than last year and almost \$ 10,000 more than budget.

The golf course had another record year in sales strengthened by a strong finish in October buoyed by this year’s beautiful fall weather. Golf revenue stands at almost \$ 571,000 which is nearly \$ 12,000 more than last year. With Trackman season starting up, we should be able to add a little more to these record sales.

The restaurant has had several strong months in a row. In November alone, we beat last November’s sales by \$ 9,000. The year-to-date sales sit at \$ 1,040,000 – an increase of almost \$ 70,000 from last year. Our sales numbers through November have already surpassed all of last year’s sales which were a record.

Now let’s look back at the projects and capital expenditures that have been accomplished in the past year. We were able to install new windows in the POA office and the Activity Building to replace the drafty original windows from the 70’s. We were also able to put vinyl siding on the Pro Shop and look to do the same next year at the POA and Activity Building along with the beach club restrooms and bathhouses.

After many months, the generator at the restaurant is fully operational. We are now planning on adding a smaller generator at the POA office to keep us running during outages. A new camera security system was installed to cover the restaurant, pool and fitness center and some of the parking lot. Also the water softeners had to be replaced at both the pool and restaurant. Next year we will be replacing the rooftop A/C unit at the restaurant. This should help us better regulate the temperatures in the restaurant.

Outside projects completed include the final installation of the playscapes at the selected beach clubs. We also were able to redo the Bocce Ball courts. The campground driveway was resurfaced to alleviate the muddy and bumpy rides back there. The golf course well pump had to be replaced due to it not working anymore. Next year in the fall most likely, we are hoping to repair some of the rough spots on the cart path like the portion of Hole #5.

In the equipment category, we finally received both the greens mower and the fairway mower we had ordered a year or more prior. We also just purchased the second snow plow for Buildings and Grounds to go along with the one we purchased last year. This will do a much better job keeping our parking lots clean.

One final note, the POA will be mailing out the Dues Statements during the first week in January. Both the general assessment and lake assessments will be the same as this year. Please remember that your dues payments are due to March 1st. If you have a boat dock and want to keep it, your dues and dock payment must be received by then, no exceptions. After that date, unpaid or late docks will be removed from accounts and will be made available to the next people on the waiting list. The waiting list is long, so if you don't want to go the back end of it, please pay on time.

That sums up the Treasurer's and General Manager's reports. Hope you all have a happy holiday season."

ANNOUNCEMENT:

SSPOA BOD President, Tom Hug, formally announced the official hiring of Matt Schindler as General Manager of the Sugar Springs Property Owner's Association. Matt accepted the position and will also continue as Treasurer.

COMMUNICATIONS: None

NEW BUSINESS:

AGENDA ITEM XII-I

Approve September 21, 2024 SSPOA BOD Meeting Minutes

Motion made to Approve September 21, 2024 SSPOA BOD Meeting Minutes

M/Jucewicz,S/Gentry

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-II

Approve the Sugar Springs User Fees for 2025

Motion made to Approve the Sugar Springs User Fees for 2025

M/Issitt,S/Visnaw

Discussion: None

Roll Call Vote: Gentry (yea), Issitt (yea), Jucewicz (yea), Taunt (yea), Kaltz (yea), Visnaw (yea), Weeman (yea), Hug (yea)

Motion unanimously approved

AGENDA ITEM XII-III

Approve the 2025 SSPOA Annual Budget

Motion made to approve the 2025 SSPOA Annual Budget

M/Issitt,S/Kaltz

Discussion: None

Roll Call Vote: Gentry (yea), Issitt (yea), Jucewicz (yea), Taunt (yea), Kaltz (yea), Visnaw (yea), Weeman (yea), Hug (yea)

Motion unanimously approved

AGENDA ITEM XII-IV

Approve the 2025 CAP EX Budget

Motion made to approve the 2025 CAP EX Budget

M/Weeman,S/Kaltz

Discussion: None

Roll Call Vote: Gentry (yea), Issitt (yea), Jucewicz (yea) Taunt (yea), Kaltz (yea), Visnaw (yea), Weeman (yea), Hug (yea)

Motion unanimously approved

AGENDA ITEM XII-V

Approve moving \$ 60,897 from the Beach Club Fund account to the general fund for the Beach Club Playscapes

Motion made to Approve moving \$ 60,897 from the Beach Club Fund account to the general fund for the Beach Club Playscapes

M/Visnaw, S/Gentry

Discussion: None

Roll Call Vote: Gentry (yea), Issitt (yea), Jucewicz (yea), Taunt (yea), Kaltz (yea), Visnaw (yea), Weeman (yea), Hug (yea)

Motion unanimously approved

AGENDA ITEM XII-VI

Approve moving \$ 94,246.25 from the Golf Course Fund to the General Fund for the Golf Course Fairway Mower

Motion made to Approve moving \$ 94,246.25 from the Golf Course Fund to the General Fund for the Golf Course Fairway Mower

M/Taunt, S/Jucewicz

Discussion: None

Roll Call Vote: Gentry (yea), Issitt (yea), Jucewicz (yea), Taunt (yea), Kaltz (yea), Visnaw (yea), Weeman (yea), Hug (yea)

Motion unanimously approved

AGENDA ITEM XII-VII

Approve the SSPOA Board of Directors meeting dates for 2025. The dates are March 15, Annual Meeting June 21, General Meeting following Annual Meeting June 21, September 20 and December 13

Motion made to Approve the SSPOA Board of Directors meeting dates for 2025. The dates are March 15, Annual Meeting June 21, General Meeting following Annual Meeting June 21, September 20 and December 13

M/Kaltz, S/Visnaw

Discussion: None

Motion unanimously approved

COMMITTEE REPORTS:

ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE: (Bd Rep: L. Gentry)

Scott Jones, Chairperson, shared the following information: Construction activity in SS has "slowed down for the winter," year-to-date activities included 25 new home/adds, 38 lot modifications, outbuildings 12, tree maintenance 85, maintenance 67, other 43 for a total of 270. Violations were unauthorized trailer parking, 35, unauthorized items on lot, 35, camping permits 97, other 31, STR letters, 3, for a total of 201. He thanked members of the committee – Laura Gentry (Bd Rep), Noel Clark, Jerry Miller, Agent Sue Schofield and Member Emeritus, Ed Mandziara.

BUDGET COMMITTEE: (Bd Rep: T. Hug)

No report.

BUILDINGS AND GROUNDS COMMITTEE: (Bd Rep: J. Weeman)

No report.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

Applications for positions on the SSPOA Board of Directors election are due at the SSPOA Office by February 3, 2025.

GOLF COMMITTEE: (Bd Rep: S. Visnaw)

No report.

LAKES COMMITTEE: (Bd Rep: E. Kaltz)

Mario Laudicina assured members that a permit to organize a Goose Roundup will be applied for. The last few years applications were denied due to the Avian Flu. The Pike Derby will be held on February 15, 2025 with headquarters at the Chalet. 7:00 a.m. until 3:00 p.m., \$10.00 per person with children under 12 Free. Info will be on Constant Contact.

NOMINATING COMMITTEE: (Bd Rep: E. Kaltz)

Applications for Election to the SSPOA BOD positions will be available at the POA Office. They are due back by 4:00 p.m. on February 3, 2025 for consideration. Members must be in good standing as of March 1, 2025 to be eligible for nomination.

PLANNING COMMITTEE: (Bd Rep: J. Issitt)

Sugar Springs members were involved in producing a float for the Gladwin County Festival of Lights Parade which took place early in December. Director Issitt thanked all involved. Committee is evaluating an area near the Chalet to develop a "Storybook Walk" for youngsters.

RECREATION COMMITTEE: (Bd Rep: J. Jucewicz)

Chairperson, Pat Issitt presented an overview of September through December events – September Road Rally was well attended, Trunk or Treat in conjunction with the Camping Committee was very successful with over 100 individuals ‘treated’. Cookies with Santa experienced severe weather which prevented the normal attendance. Santa was very cheerful and accommodating to all who attended. Mid winter events include a January Winter Fest, a card party in March and the annual Easter Egg hunt. New shades in the Fitness Room have been provided by the Recreation Committee.

AD-HOC COMMITTEES:

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

No report.

CAMPING COMMITTEE: (Bd Rep: C. Taunt)

No report.

MEMORIAL COMMITTEE: (Bd Rep: J. Jucewicz)

There is a possibility of disbanding the committee due to a downturn in donations.

ADDRESSES TO THE BOARD:

- Gladwin County Chamber of Commerce Director, Carrie Will, invited all SSPOA members to attend their sponsored Legislative Breakfasts. All information available on the Chambers website which is <https://gladwincounty.org>
- Member asked for clarification on hunting rules within Sugar Springs. **Answer: There is NO HUNTING ALLOWED ON ANY SUGAR SPRINGS PROPERTY.**
Paul Coon, Security Officer reminds all of posting absences from your home on social media. Do not advertise the fact that you will vacate your property.

COMMENTS FROM BOARD MEMBERS:

Congratulations to Matt Schindler, General Manager of the SSPOA.

The Buildings and Grounds Department was thanked for their hard work in all aspects of Sugar Springs maintenance.

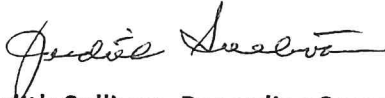
Special thanks from the Directors to Tom Hug, President, for all his endeavors.

Happy Holidays to all members.

ADJOURNMENT:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 11:09 a.m.

Respectfully submitted,



Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Jeffrey Weeman, Corporate Secretary, Sugar Springs Property Owners Association

