

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

**BOARD OF DIRECTORS MEETING
MARCH 15, 2025**

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

OTHERS PRESENT: Eight (8) SSPOA members.

Video recording did not occur.

At 10:00 a.m., the March 15, 2025 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 AND GENERAL MANAGER'S REPORT:

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

"Beginning with the financials through February – the first two months our total revenue is \$1,525,000 with expenses totaling \$611,000 providing an early net income of \$914,000. A few of the early highlights are:

The restaurant sales for the first two months are just over \$95,000 which is over \$13,000 more than the same period last year. That was driven by a strong January which was impressive considering the winter weather was much worse than the mild winter of 2024.

Early golf revenue is currently up over \$7,000 from last year. This is due to approximately eight more people buying their memberships early. The Pool and Fitness center revenue is also up over \$4,000 compared to last year. One area that is behind is the first two months of assessment collections. To get a true feel of where assessments stand is that you need to at least get through March as some members wait to pay then before interest starts accruing.

In other areas; we just completed some improvements to the restaurant. We built a small manager's office in the former library area. This will help with efficiency and allow privacy for meetings that need to take place. We have painted most of the restaurant which now provides a uniform color and a pleasing aesthetic. We also purchased and installed new tabletops in the dining area. The new more easily readable menu will most likely be out in the next month or so.

A couple of weeks ago marked the due date for the annual assessments. Unfortunately, again this year we had to remove some members' boat docks from their accounts because payments were not received by the March 1st deadline. To be fair to everyone, there are no exceptions to this hard and true deadline. We cannot be put in the situation to have to pick and choose whose reason or explanation for not getting their payment in on time would validate an exception. Letting some slide also would not be fair to those who have patiently waited for their turn to come up on the waiting list because there would be fewer opportunities for those people. If you want to keep your dock, it is of the utmost importance to ensure that we receive your payment on time.

With the warmer weather and spring approaching, things will start opening up for the season. Tentatively, the golf course is planning to open on April 1st, weather permitting. April 5th is the start of the camping season. There are no exceptions allowing for an earlier date to put your camper on your lot. The beach clubs, bathhouses and halfway houses on the golf course will open once the weather is warm enough and the frost is out of the ground. Boat docks will be dropped by May 1st. With everything starting to awaken for the year I hope everyone has another great year in Sugar Springs.

ANNOUNCEMENTS: None

COMMUNICATIONS: None

NEW BUSINESS:

AGENDA ITEM III-I

Approve December 8, 2024 SSPOA Board Meeting Minutes

Motion made to Approve December 8, 2024 SSPOA Board Meeting Minutes

M/Visnaw,S/Gentry

Discussion: None

Motion unanimously approved

AGENDA ITEM III-II

Approve Board of Directors Ballot for election on June 21, 2025. Candidates are Eve Kaltz (incumbent) and Craig Taunt (incumbent) for a three (3) year term, June 2025 to June 2028

Motion made to approve Board of Directors Ballot for election on June 21, 2025. Candidates are Eve Kaltz (incumbent) and Craig Taunt (incumbent) for a three (3) year term, June 2025 to June 2028

M/Visnaw,S/Issitt

Discussion: Election Committee to prepare ballots for mailing

Motion unanimously approved

AGENDA ITEM III-III

Motion to approve updated Rules and Regulations for SSPOA Booklet

Motion made to approve updated Rules and Regulations for SSPOA Booklet

M/Gentry,S/Hug

Discussion: Areas covered included both Member Properties and Common Properties.

Members will be notified of Booklet changes availability through Constant Contact and Website post with printed copies available at the SSPOA Office.

Motion unanimously approved

AGENDA ITEM III-IV

Motion to transfer \$ 80,000 to the Golf Course Fund

Motion made to transfer \$ 80,000 to the Golf Course Fund

M/Visnaw,S/Issitt

Discussion: None

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

Motion unanimously approved

AGENDA ITEM III-V

Motion to transfer \$ 40,000 to the Beach Club Fund

Motion made to transfer \$ 40,000 to the Beach Club Fund

M/Weeman,S/Issitt

Discussion: None

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

Motion unanimously approved

AGENDA ITEM III-VI

Motion to transfer \$ 20,000 to the Building Fund

Motion made to transfer \$ 20,000 to the Building Fund

M, Weeman, S/Issitt

Discussion: Improvements needed in several buildings

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

Motion unanimously approved

AGENDA ITEM III-VII

Motion to transfer \$ 40,000 to the Lakes Fund

Motion made to transfer \$ 40,000 to the Lakes Fund

M/Gentry, S/Visnaw

Discussion: Funds needed for lake improvements

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

Motion unanimously approved

AGENDA ITEM III-VIII

Motion to approve the dissolution of the Ad-Hoc Memorial Committee

Motion made to approve the dissolution of the Ad-Hoc Memorial Committee

M/Visnaw, S/Issitt

Discussion: Due to lack of donations and dwindling funds the Memorial Committee has requested that it be dissolved

Motion unanimously approved

COMMITTEE REPORTS:

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

Scott Jones, Chairperson submitted a report. Twenty-three (23) permit requests were received and five (5) violation letters were sent during the first quarter of 2025. Actions taken were New Home/adds: 5, Lot modifications: 3, Tree maintenance: 7, Maintenance: 5, Other: 3. Violations consisted of 3 unauthorized trailer parking and 2 other.

BUDGET COMMITTEE: (Bd Rep: T. Hug)

No report.

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

No report.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

No report.

GOLF COMMITTEE: (Bd Rep: S. Visnaw)

No report.

LAKES COMMITTEE: (Bd Rep: E. Kaltz)

No report.

NOMINATING COMMITTEE: (Bd Rep: E. Kaltz)

No report

PLANNING COMMITTEE: (Bd Rep: J. Issitt)

No report.

RECREATION COMMITTEE: (Bd Rep: J. Jucewicz)

Pat Issitt, Chairperson, reported on the successes of the January Winterfest, the Super Bowl Party, and the March Card Party. Plans for the April 19th Easter Egg Hunt and Pool Party are underway. The annual Ice Cream Social will be on May 25 and the annual Craft Show is scheduled for July 5. The Recreation Committee is seeking additional volunteers. Please notify the SSPOA Office if you are willing and able to assist in recreational events.

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)

The dissolution of this committee was approved in Agenda III-VIII of this meeting. Jo Hagey, Chairperson, thanked the SSPOA BOD and all those who have donated in the past to memorialize members. Donations have significantly dwindled in recent years to the extent that the committee was no longer necessary. Remaining funds will be used for designated projects.

ADDRESSES TO THE BOARD:

Mike Visnaw, Gladwin County Commissioner for our district, requested the SSPOA BOD require members considering new construction projects to get proper permits from the SSPOA A&E Committee, Butman Township and Gladwin County Planning and Zoning Committees prior to work being done. Members must insist that Builders being used be required to get the proper permits for setbacks.

The Lake Authority Board continues to meet with engineers regarding updates to the Sugar Springs Dam Project required by EGLE and the DNR. Project to begin later in 2025. This project is the responsibility of Gladwin County and Drain Commision.

COMMENTS FROM BOARD MEMBERS:

Appreciation was given to Vice President, Laura Gentry, on her diligence in updating the SSPOA Rules and Regulations Booklet and to Scott Jones for his assistance in removing holiday decorations from the SSPOA Office grounds.

NEXT SSPOA BOD MEETING – JUNE 21, 2025 (Annual and General) – 1:00 p.m. at Activity Center.

ADJOURNMENT:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 10:49 a.m.

Respectfully submitted,



Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association



Jeffrey Weeman, Corporate Secretary, Sugar Springs Property Owners Association