

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION (SSPOA)

BOARD OF DIRECTORS MEETING – MARCH 14, 2026

OFFICERS & DIRECTORS PRESENT: President, Tom Hug, Vice President Laura Gentry, Corporate Secretary and Director, Jeff Weeman, James Issitt, June Jucewicz, and Sherri Visnaw; SSPOA General Manager, SSPOA Treasurer, Matt Schindler and Recording Secretary, Melissa Zelt

OTHERS PRESENT: Twenty-three (23) members.

At 10:00 am, the Sugar Springs Property Owners Association meeting was called to order by President, Tom Hug at the Activity Center. A video recording did not occur.

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

ADDITIONS/CHANGES TO THE AGENDA: None

FINANCIAL REPORTS:

TREASURER'S AND GENERAL MANAGER'S REPORT:

Good morning and thank you for coming out this morning. I will start out with our financials thru February. Our total revenue is up almost \$1,500,050 expenses of \$635,000 gives us a net income of \$915,000. We've had a high net income early in the year due to our annual assessments being due by March 1, therefore our main source of income is from them and will then slowly decrease during the year. Our early income is only \$600 less than last year and \$3,000 more than the budget with it being so early in the year I will only point out a couple of highlights. For the first 2 months our restaurant sales are up over \$14,000 and second the collection of dues is over \$7,000.00. We will still have more dues income coming in because members will wait to pay at the end of the month to avoid the interest charges. Here are some accomplishments that have been done since the beginning of the year. The siding has been installed the ski chalet back at the campground. If you were able to attend the Winterfest, you would see how wonderful it looks. We ordered new table tops for the bar and four seasons area to match the dining room areas and those were just installed earlier this week. The Buildings and Grounds department has already made the beach club identification signs and they will be installed facing the water on the lakes, so you have a better way to identify where they are at. These will be installed sometime this spring. The Buildings and Grounds staff has also built 10 new docks to replace docks that are beyond repair. This is a project they've been doing every winter to keep on top of the dock conditions. They also took to the shop and did some repairs to some of the launch docks. It's amazing how they could find the time to do this with all the snow and ice with all the plowing and shoveling this winter. Here's an update on the dam repair project. The work being done between the two lakes has been delayed due to the winter weather and then it makes it hard with the frost laws starting on, so they're not able to bring in their heavy equipment. The second issue is the two weir gates will not be on site until May, they will begin work again near the end of March when the frost laws are expected to be lifted. In those first 2 to 3 weeks, they will finish the earthwork and install the concrete features. They

will be installing the temporary steel weir where the permanent gates will be installed. They will be at the summer level. They are doing this because of the importance of our lakes being raised in April to the summer levels so our members will be able to enjoy our lakes. We still have saddle dam # three to use to raise that lake level. The work will continue into the summer, but they are making sure to take the steps so that our summertime lake usage will not be impacted. The next Lake Authority Board meeting is March 27, at 9 AM at the Butman Township Hall. If you can attend, it would be a great time for you to learn more and to be able to ask questions directly to the engineers.

(Questions from the audience...will this work affect the trail around the lake?

Yes, it will affect the trail to be accessible. When the project is finished is when the trail will be accessible to use again. No exact date as to when this will be finished. There has been discussion that there will be new gate keys for the members is that true. That is something that is in the works right now. We are working on that right now, but it is something that is going to have to happen. Your current gate cards will work as of now.

If there are no more questions, thank you and be careful with the winter weather coming.)

COMMUNICATIONS:

None

NEW BUSINESS:

March 14, 2026, Agenda Item III-XIV-I

Approve December Board Meeting Minutes

Motion made to Approve December Board Meeting Minutes with one correction.

Purpose: To make permanent record of previous meeting.

M/Gentry,L

S/Visnaw,S

Discussion: None

Motion unanimously approved

Agenda Item III-XIV-II

Approve the Board of Directors Ballot.

Motion made to approve the Board of Directors Ballot.

Purpose: To make the ballot official for mailing.

M/Issitt,J

S/Jucewicz,J

Discussion: None

Motion unanimously approved

Agenda Item III-XIV-III

Meet the Candidates, May 9, 2026, at 10:00 am

Date and time for members to meet the Board Candidates and ask them questions.

Agenda Item III-XIV-IV

Motion to transfer \$40,000.00 to the golf course fund.

Purpose: Funds to be used for golf course improvements.

M/Visnaw,S

S/Gentry,L

Discussion: None

Roll Call Vote: J. Jucewicz, yea- L. Gentry, yea- E. Katz (L. Gentry proxy for E. Kaltz) yea, J. Issitt, yea – J. Weeman, yea – C. Taunt (J. Weeman proxy for C. Taunt) yea, S. Visnaw, yea – President T. Hug, yea

Motion unanimously approved

Agenda Item III-XIV-V

Make a motion to transfer \$20,000.00 to the Beach Club Fund

Purpose: Funds to be used for Beach Club improvements.

M/Weeman, J

S/Jucewicz, J

Roll Call Vote: J. Jucewicz, yea – L. Gentry, yea – E. Kaltz (L. Gentry proxy for E. Kaltz) yea, J. Issitt, yea – J. Weeman, yea – C. Taunt (J. Weeman proxy for C. Taunt) yea, S. Visnaw, yea – President T. Hug, yea

Discussion: None

Motion unanimously passed.

Agenda Item III-XIV-VI

Make a motion to transfer \$40,000.00 to the Building Fund

Purpose: Funds to be used for future improvements to buildings.

M/Jucewicz, J

S/Weeman, J

Roll Call Vote: J. Jucewicz, yea – L. Gentry, yea – E. Kaltz (L. Gentry proxy for E. Kaltz) yea, J. Issitt, yea – J. Weeman, yea – C. Taunt (J. Weeman proxy for C. Taunt) yea, S. Visnaw, yea – President T. Hug, yea

Discussion: None

Motion unanimously passed.

Agenda Item III-XI-VII

Make a motion to transfer \$85,000.00 to the Lakes Fund.

Purpose: Funds to be used for lake improvements.

M/Visnaw, S

S/Weeman, J

Roll Call Vote: J. Jucewicz, yea – L. Gentry, yea – E. Kaltz (L. Gentry proxy for E. Kaltz) yea, J. Issitt, yea – C. Taunt (J. Weeman proxy for C. Taunt) yea, S. Visnaw, yea – President T. Hug, yea

Discussion: None

Motion unanimously passed.

COMMITTEE REPORTS:

AD HOC COMMITTEES:

Airpark Committee – (Bd. Rep. J. Jucewicz)

No report

Camping Committee – (Bd. Rep. J. Jucewicz)

Chairman, Cindy Immonen, Good morning, everyone, we meet the months of April thru October. We have seen a steady increase in attendance at the meetings. We have added to our email list a total of 175 campers. We are very excited about this and they're still coming in. It's great. We still are having the idea of having a Camper Meet and Greet, which also includes all our members not just our camping members. The boat parade is going to be planned for Saturday, July 11th, starting at Berkshire boat back launch area. We do not have a theme yet. The

committee will also be hosting the trunk or treat on Saturday, October 10th. We are going to have a table at the at the craft show and hopefully the Ice Cream Social in the spring we will start working on the kayak launch over at Queensway beach area. We have been more active on Facebook. Our committee meetings we've had have about 20 people and there is our Board Rep. that is always present at these meetings. The committee has asked that we have signs installed out on the beach club areas towards the water so people that are new to the area know where they are going.

Architectural & Environmental Control Committee – (Bd. Rep: L. Gentry)

Jerry Miller will take over the chairman position of the A&E committee. Scott will still be on the committee. For the first quarter, we had a total of 21 permits that went across for new homes, new additions, outbuildings, tree, maintenance, general maintenance, like roof, repairs, and siding. For the year of 2025, we had a total of 231 permits. For violations for the year of 2025, we had a total of 70 that we addressed and in the first quarter of 2026, we have had 17 and that includes unauthorized trailer parking at homes, unauthorized items on camping lots. The committee is looking for members to act as agents for the committee anybody interested, please stop by to the POA office or at our weekly meetings Tuesday from 1:30 pm to 4:00 pm.

(Question was asked what happens to the people that get a violation? The process we use is they get a letter to remind them that they're not following the rules and we give them time to correct that and if they don't do that, then they get a second letter and a fine. We typically don't have to get the attorney involved. The only thing that gets a violation is when there's a camper on a lot too early and then they are not off the lot at the designated time, and I will say that those have gone to almost none.)

Budget Committee- (Bd. Rep. T. Hug)

No report

Election Committee – (Bd. Rep: C. Taunt)

The election committee will be sending out ballots for the new board of candidates that are running for the board.

Golf Committee – (Bd. Rep. E. Kaltz)

No Report

Lakes Committee – (Bd. Rep. S. Visnaw)

Chairman, Mario Laudicina - There was no report. President Hug commented and recognized Mark Smith, Ron Francetic, Jim Sullivan, Jeff Weeman, and Bob Regnery for all the work they put into this event. We had 98 people that signed up and 101 pike was removed. This is a great thing that the Lakes committee is doing. They took the pike up to the Ark; I believe it was 70 pounds and this will help feed the animals that are being taken care of due to injuries. You can also take it to Larry's where there is a freezer where you can drop your fish off there and they will take them to the Ark. A big shout out to all the volunteers that was a part of this event hats off to the Lakes Committee.

Building and Grounds – (Bd. Rep. J. Weeman)

No report

Nominating Committee – (Bd. Rep. C. Taunt) put together the ballot that we approved today.

Planning Committee – (Bd. Rep. J. Issitt)

President Hug commented we are working on a survey that is going to go out to the public to all the members and we are going to set that up through Survey Monkey that will be easier for members to vote. We are also working on a town hall so we can get feedback from the membership about all of them. We have a lot of new members that way. Everybody will know what we've accomplished over the last six years and that will be done hopefully soon.

Recreation Committee – (Bd. Rep. J. Issitt)

Chairman, Pat Issitt, reported since we last met, which was in December, we had the Winterfest again with Ron Francetic and his crew. Doing a wonderful job. They had 98 people attend. They gave out 120 hotdogs. Thank you to all the volunteers who made cookies. We only had about 20 people for the March Potluck. The egg hunt coming up April 4. We have decided to do it on the golf course this year

behind the Hearth. And this will be at 12:30 pm and then at 1:00 pm as soon as they are done, they can come in and they can swim in the pool for free.

Remember it is for POA members and family and friends. Make sure you have your membership card. The Recreation Committee will pay for the kids to swim in the pool. The Ice Cream Social is May 24th, which is Memorial weekend on Sunday. We do have a new person doing the concession stand at the Craft Show, Phil Essenmacher, and he will be looking for volunteers and I am looking for some new people for parking. We have our meetings in the Activity Center the second Tuesday of the month and we start at 11:00 am and we are done by 12:00 pm.

ADDRESSES TO THE BOARD:

Member in the audience was concerned about an issue with sizes and placement of buildings. The A&E, Laura Gentry, SSBOD Rep. responded to the concerned member and explained the procedures that takes place for the placement of buildings with setbacks and sizes.

There was a question regarding when campers can be put on lots.

Campers can be placed on their lots, the first Saturday of April and must be removed November 30th.

Members have asked if there is a place where members can use to take limbs and other debris from trimming trees and shrubs. If not, can it be considered to provide an area for this.

A member was very concerned that when we send out Constant Contact that we do not put our letter head on anything that does not pertain to Sugar Springs.

**Next meeting is the Annual BOD meeting to be held on June 20, 2026
1:00 p.m. at the Activity Center**

ADJOURNMENT:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 11:05 am.

Respectfully submitted,

A handwritten signature in cursive script that reads "Melissa A. Zelt". The signature is written in dark ink and is positioned above the printed name.

Melissa A. Zelt, Recording Secretary, Sugar Springs Property Owners Association

Jeffrey Weeman, Corporate Secretary, Sugar Springs Property Owners Association