

**Lake Seneca Property Owners Association, Inc.
Board of Trustees Meeting December 2022**

Property Owners Attendance: 35

Sherriff present to keep the peace

Board of Trustees Attendance: Present; Tony Flynn, Mike Sentle, Janine Rosenthal, Tara Bishop, Rich Noonan, David Smith, Delle Ferreira, Frank Curtis, and Shawn Miller

Pledge of Allegiance to the Flag

Tony Flynn: Opening-Call to Order, Roll Call; no absences

Approval/Additions to Agenda: no additions

Motion: Accept Agenda	Flynn	Sentle	Curtis	Noonan	Rosenthal	Bishop	Smith	Miller	Ferrera
Vote:	Moved	Seconded	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Approval of Meeting Minutes:

Motion: Accept November minutes	Flynn	Sentle	Curtis	Noonan	Rosenthal	Bishop	Smith	Miller	Ferrera
Vote:	Yes	Seconded	Yes	Yes	Yes	Moved	Yes	Yes	Yes

Janine Rosenthal read the Treasurer's Report and Expenses Approved Report, copies of reports are handed out to all property owners and available at the office.

This was higher due to the 3 month payout, there were no major expenses.

Motion: Accept Treasurer's Report	Flynn	Sentle	Curtis	Noonan	Rosenthal	Bishop	Smith	Miller	Ferrera
Vote:	Yes	Yes	Yes	Yes	Moved	Yes	Yes	Yes	Seconded

Motion: Accept Expense Report	Flynn	Sentl e	Curti s	Noonan	Rosenth al	Bisho p	Smit h	Mille r	Ferreri a
Vote:	Yes	Yes	Yes	Seconde d	Moved	Yes	Yes	Yes	Yes

Committee Report from Janine Rosenthal on Collections/Legal:

\$3395.60 total collections

\$1895 in payments

Balance in mowing

5 members were on 3 payments, if not paid we will process late notice fees and start the collection process

Jack from Compass Café asked where the money goes?

Janine: This depends on the collateral or principal, this goes on the revenue stream

Committee Report from Mike Sentle on Maintenance:

Currently working on snow plows, lights in front, light on the breezeway is on all the time and burning out, and getting ready for plowing.

Mike mad a motion on the snow plow. It needs a cutter blade, an extender, a salt dog spreader, the vibrator broke in two, got multiple quotes, unsure of snipping shoes

Motion made on spending up to \$900 on parts and pieces

Motion: Snow Plow Repair	Flynn	Sentl e	Curti s	Noona n	Rosenth al	Bisho p	Smit h	Mill er	Ferreria
Vote:	Yes	Move d	Yes	Yes	Yes	Yes	Yes	Yes	Seconde d

Jenny Baker commented that Jack and his wife purchased 100 blue reflectors. Thank You, you cannot drive around without noticing. Jeff Tabaka installed all of these so thanks to him as well.

Jack from Compass Café asked if a meeting could be set up with Northwest Electric to ask them to change the lights that are not working; went from halogen to LED and some are not working. Tony Flynn will take cover discussing power to the pavilion.

Committee Report from Tara Bishop Secretary/Social Media: