

**Lake Thunderbird  
Board of Directors Meeting  
Saturday, February 17, 2024**

*Minutes of the Board of Directors Meeting of the Lake Thunderbird Association, Putnam, IL, held at the Clubhouse at 2 Lake Thunderbird Drive, Putnam, IL at 9:00 a.m. on the 17th day of February, 2024.*

**I. Pledge of Allegiance**

**II. Roll Call**

The meeting was called to order at 9:02 a.m. Quorum established.

- President – Bob Bittner
- Secretary – Diana Hale
- Treasurer – Chris Pope
- Director – Mary Crook
- Director – Eva Falzone

**III. Approval of the Agenda**

*Diana Hale made a motion to approve the agenda, seconded by Eva Falzone. Motion passed.*

**IV. Comments by Members Regarding Agenda Items (3 minutes)**

Bob Hamann, 18 Chairtree Ct – fish biologist, the two mold surveys, weed control, ILMA attendance  
Burke Brooks – fees

Cole Pedro, 77 Barbados Drive – money market fund rates

**V. Appoint New Members to the Board**

*Chris Pope made a motion to nominate Paul Byrd to the Board of Directors, seconded by Mary Crook. Role-call vote: 5 ayes, 0 opposed. Motion passed.*

President Bob Bittner announced that Director Sarah Dewaele submitted her resignation from the board in an email to the Board of Directors.

*Eva Falzone made a motion to nominate Donna Naborowski to the Board of Directors, seconded by Director Diana Hale. Roll-call vote: 6 ayes, 0 opposed. Motion passed.*

*Chris Pope made a motion to nominate Paul Byrd as Vice President of the Board of Directors, seconded by Director Mary Crook. Roll-call vote: 6 ayes, 0 opposed. Motion passed*

**VI. Approval of the Last Meeting's Minutes, Approval of the January 20, 2024 Executive Session Meeting Minutes, Approval of the January 6, 2024 Special Meeting Minutes**

*Eva Falzone made a motion to approve the minutes from the January 20, 2024 board meeting, the Executive Session minutes from January 20, 2024 and the Special Session minutes from January 6, 2024, seconded by Chris Pope. All in favor, Aye. 0 opposed. The motion passed and all three meeting minutes were approved.*

**VII. Correspondence by Secretary Diana Hale**

An email was received from a member regarding the serving of food at the poolside cafe.

**VIII. Financial Report**

Chris Pope, Board Treasurer, reported on the financial condition as of January 31, 2024.

*Bob Bittner made a motion to approve the financial report. Paul Byrd approved the motion, seconded by Donna Naborowski. Roll-call vote: 7 ayes, 0 opposed. Motion passed.*

*Chris Pope made a motion to reinvest the \$68,639 CD that came due at Community State Bank on February 7, 2024 for 12 months at 5%. Mary Crook seconded the motion. Roll-call vote: 7 ayes, 0 opposed. Motion passed.*

*Diana Hale made a motion to approve the bills for \$94,991, seconded by Paul Byrd. Roll-call vote: 7 ayes, 0 opposed. Motion passed.*

*Chris Pope, Board Treasurer made a motion to transfer a \$100k from Mid America National MM Fund out of the reserve funds into the operating account until May 1st. At that point we would return the money to the reserve funds. Paul Byrd seconded the motion. Roll-call vote: 7 ayes, 0 opposed. Motion passed.*

#### **IX. President's Report**

#### **X. Lake Manager's Report**

#### **XI. Office Manager's Report (none)**

#### **XII. Maintenance Report**

#### **XIII. Advisory Commission Report**

- a. Amenities and Events (Director Chris Pope)**
- b. Architectural Control (President Bob Bittner)**
- c. Campground (Steve Glynn/Director Eva Falzone (new), Liaison)**
- d. Capital Improvement (Paul Byrd/Chris Pope, Liaison)**
- e. Conservation (Steve Glynn/President Bob Bittner, Liaison)**
- f. Deer Management Program (Rick Steele)**
- g. Earth Day (Ann Annen/Director Diana Hale, Liaison)**
- h. Emergency Medical Services (Deb Serio/Director Eva Falzone (new) liaison)**
- i. Finance (Treasurer, Chris Pope)**
- j. Human Resources (Director Donna Naborowski/Director Eva Falzone, Liaison)**
- k. Newsletter (Wendy Flynn/Director Mary Crook, Liaison)**
- l. Rules (Director Mary Crook)**
- m. Security (Tom Pope)**
- n. Technology (Director Paul Byrd)**
- o. Tree Huggers (Mary Dappen/Director Diana Hale, Liaison)**
- p. Water Safety (TBD/President Bob Bittner, Liaison)**

#### **XIV. Unfinished Business**

- a. Discuss the 2023 Audit Management Representation letter from Irwin**
- b. Receive an update on the EMS sign project**
- c. Discuss revisions to the ACC Rules**

#### **XV. Resolutions by Board Members – none**

#### **XVI. New Business**

- a. Approve the attorney representing LTA Association in court**

*Diana Hale made a motion to approve James Arrigo, Rathje Woodward LLC, to represent the Lake Thunderbird Association and proceed with filing his appearance with the Court, seconded by Eva Falzone. All in favor Aye. 0 opposed. Motion passed.*

**b. Establish a policy for not accepting cash for payment of annual fees and assessments**

*Chris Pope made a motion to create a new policy that we do not accept cash for payment of annual fees and assessments only, seconded by Mary Crook. All ayes. 0 opposed. Motion passed.*

**c. Review bids to remove and replace the east deck at Clubhouse**

*Paul Byrd made a motion to accept the HATA Construction bid for the removal and replacement of the east deck in the amount of \$50,000 with the funds to be borrowed from the Reserve Fund seconded by Donna Naborowski. Paul Byrd moved to borrow from the reserve funds to be paid back in 2026. President Bittner asked for a roll-call vote. All ayes, 0 opposed. Motion passed.*

**d. Review bids for a new air conditioning unit for the lower level**

*Paul Byrd made a motion that we go with the A&J bid and then approve up to \$9,600 to cover potential additional duct work. Chris Pope seconded.*

*After discussion, the seconded motion by Chris Pope was removed and Paul Byrd restated the motion that we go with A&J complete up to \$9,600 to do this work and that it be paid for immediately out of the reserves to be paid back in 2026, seconded by Eva Falzone. Roll-call vote: All ayes, 0 opposed. Motion passed.*

**e. Discuss a new policy for the handling of violations**

*Bob Bittner asked for a motion to approve changing the violation letter, adding the violation classes that were used in years past, and removing the \$1,000 potential fee comment in the letter. Paul Byrd approved the motion, seconded by Eva Falzone. All ayes, 0 opposed. Motion passed.*

*Eva Falzone made a motion to approve the violation list and fees as stated, seconded by Diana Hale. 6 ayes, Donna Naborowski opposed. Motion passed.*

*Mary Crook made a motion to authorize the Lake Manager and the Office Manager to administer and implement this violation notification policy, seconded by Paul Byrd. All ayes, 0 opposed. Motion passed.*

**f. Discuss adding another check signer to the Operating Account**

*Director Pope made a motion to authorize Mary Crook and Paul Byrd to be added as check signers on the Operating Account, seconded by Eva Falzone. All Ayes, 0 opposed. Motion passed.*

**g. Discuss appointing a fish biologist**

**XVII. Announcements**

- a. The next regular LTA meeting will be held Saturday March 16, 2024 at 9:00 a.m.**
- b. Announcement from the Board**
- c. There were no announcement from the membership.**

**XVIII. Comments by members (three minutes)**

**As a result of instructions from Association Attorney James Arrigo, member comments are allowed but not reported in Board Meeting Minutes. If further information is needed, the**

**Board will respond.**

Tim Flynn, 88 Catalina Drive – choice of mold remediation hygienist

Bob Hamann, 18 Chairtree Ct – potential choice of lake survey biologist

Deb Serio, 79 Timberlane Drive – resignation

Andy Merek, Chairtree Ct – choice of fish biologists, ILMA conference attendance

Tom Dwyer – legalities regarding not accepting cash

Steve Glynn – fish biologist, ILMA fish biologist meet-up suggestion

John Brunschon, 5 Pinetree Ct – geese program, weed control, deck substrate

Linda Demien, 495 Lake Thunderbird Drive – mold remediation

Joan Jacobs, 40 Barbados Drive – poolside cafe

Deb Serio, Timberlane Drive – individually wrapped hot dog cost for poolside cafe

Denver Worker, 25 Clearwater Point – cove dredging

**XVIII: Motion to Enter Closed Session for Discussion of Personnel**

*Paul Byrd made a motion to adjourn, Mary Crook seconded. All ayes, 0 opposed. Motion passed. The open meeting was adjourned at 11:40 a.m.*

**XIX: Closed Session Adjournment**

*A closed session was convened at 12:05p.m. and adjourned at 1:43p.m.*

*A motion to adjourn the closed session was made by Mary Crook, seconded by Eva Falzone. All ayes, 0 opposed. Motion passed.*

**XX: Motion to Reconvene the Regular Board Meeting and Adjournment**

*Chris Pope made a motion to reconvene the regular board meeting, seconded by Eva Falzone.*

*A motion to approve the decisions reached in the closed session was made by Mary Crook, seconded by Paul Byrd. All ayes, 0 opposed. Motion passed.*

*Eva Falzone made a motion to adjourn the regular board meeting, seconded by Donna Naborowski. All ayes, 0 opposed. Motion passed. Regular board meeting was adjourned at 1:44p.m.*

Respectfully Submitted,

Paul Byrd

Vice President