

**Lake Thunderbird Association  
Annual Meeting Minutes  
November 5, 2023**

*Dave Augustine made a motion to have Member Ann Perna direct the 2023 Annual Meeting of the Lake Thunderbird Association, second by Lori Whalen. All in favor, Aye.*

**Call to Order:** Ann Perna - P20080 called the meeting to order at 1:35pm and led the 65+ Members present in the Pledge of Allegiance.

**Roll Call of Board:** Board Members present were Dave Augustine, Bob Bittner, Tim Flynn, Russ Hawkins and Lori Whalen.

**Tasks of the membership:**

**Approval of 2022 Annual Meeting Minutes:** Members questioned the validity of the financial figures cited in the 2022 Annual Meeting Minutes. Gene Perna-Cedar Lane So. explained the Minutes report only what was said at that meeting. *Gene Perna made a motion to approve the 2022 Annual Meeting Minutes as presented, second by Ann Annen-Barbados Dr. All in favor, Aye. 0 opposed. Motion carried.*

**Approval of the Treasures' Report:** Board Treasurer Lori Whalen said there would not be a report at this time due to recent disclosures of financial inaccuracies and errors. As an update, Director Whalen disclosed errors that occurred in payroll tax payments in 2021, 2022, 2023 were paid at the October 29, 2023 Board of Directors Meeting. Recent examination of May and June, 2023 reports also have errors.

**The financial report was followed by Membership questions:**

Jeff Purtell-LtDr. Asked if receipts are given for cash payments. Office Manager Wendy Flynn replied they are.

Ron Mika-LTDr. Asked when a certified audit would be conducted. Director Whalen said she will have discussions with the Association prior audit firms and a new audit firm will be located and retained.

Brad Schneider-Catalina Dr. How are quarterly taxes paid. Director Whalen replied they are paid electronically or by mail.

Matt Doljanin-Lot 208 Does the bookkeeper have any liability? Director Whalen said she doesn't know what was communicated to the Bookkeeper. The Association bookkeeping firm has resigned effective immediately.

Kathy Lang asked if standard operating procedures (SOP) were in place.

Rachel Gustafson-Wheeler Ct. asked how current Board Members viewed the situation. All Board Members regret it happened but now needs to be resolved and SOPs put in place for the future.

Members were informed Quik Books allows only one-person full access to enter the system.

Members present offered suggestions and asked additional questions: where are revenues posted; should revenue be listed by line item; is there another system better than Quik Books; is there a Member that would be willing to help train our office staff.

Chris Pope-Magnolia Ct. volunteered to assist the Office staff with the current financial problems.

Recommendations were a) the 2024 budget must be reworked before being presented to the Membership again and adopted b) procedural checks and balances should be put in place.

### **Teller Committee Report:**

There was not an election of Board Members. Only 2 Members submitted their names for 5 vacancies so an election was not necessary.

Teller Commission Chair Ann Annen-Barbados Dr. reported the proxy envelopes were picked up at the post office on October 28, 2023. There were 166 proxies returned out of 1980 sent to the Membership. In addition, there were 65+ Members attending the Annual Meeting.

Bob Bittner announced the two (2) new Directors who took their places on the Board of Directors. They are Sarah Dewaele (Apache Ct) and Diana Hale (Wheeler Ct).

Report of the President of the Association: Former President Sherry Monday-Timberlane said she resigned at 12:00pm on November 5, 2023. She commented that her purpose as Board President was to bring about transparency and improve the Association for the Members.

### **Roll Call of the New Board:**

Dave Augustine, Here – Bob Bittner, Here – Sarah Dewaele, Here – Tim Flynn, Here - Diana Hale, Here – Russ Hawkins, Here – Lori Whalen, Here.

Discussion by Members followed: Which State of Illinois law governs the Lake Thunderbird Association. The Common Interest Community Association Act (C.I.C.A.A.) or Illinois General Not for Profit Act.

The majority of Members present believe the Lake Thunderbird Association is governed by C.I.C.A.A. The 2024 Board of Directors will verify before the 2024 Annual Meeting.

**Election of Officers for the 2024 Board of Directors** (open forum) – Diana Hale nominated Bob Bittner for President, Russ Hawkins, second; Roll Call Vote: Dave Augustine, No, Tim Flynn, No, Sarah Dewaele, Yes, Diana Hale, Yes, Russ Hawkins, Yes, Lori Whalen, Yes. Director Bob Bittner is the President of the 2024 Board of Director.

Director Tim Flynn resigned from the Board of Directors.

To fill the vacancy, President Bob Bittner nominated Chris Pope to the Board of Directors, second by Lori Whalen. All in favor, Aye. Christine Pope accepted.

Chris Pope was nominated as Board Treasurer. Director Pope accepted. Diana Hale was nominated as Board Secretary. Director Hale accepted. Sarah Dewaele was nominated as Vice President, Director Dewaele accepted. All positions voted Aye by Unanimous Consent.

**Reaffirm various Association appointments:** President Bittner said the Association would be inquiring about new Attorneys, Bookkeeper and CPA firms. Audrey Kelly was re-appointed as Recording Secretary.

**Announce the 2024 Calendar:** Dave Augustine made a motion to approve the 2024 Meeting Calendar as presented, second by Russ Hawkins. All in favor, Aye. Motion carried. After approval, it was learned it will be a leap year and the calendar approval will have to be rescinded.

**Comments:**

Jeff Purtell-LTDr. Suggested an outside Management firm be retained to manage the Association: a law suit should be filed against the recent bookkeeping firm and calls for transparency by the Directors.

Gene Perna-Cedar Ln So. Members Gene Perna and Ralph Cicla requested use of the clubhouse on Friday, November 17<sup>th</sup>, 2023. The objective will be an opportunity for Members to discuss in an open forum questions, comments and opinions concerning the Lake Thunderbird community.

Kathy Lang-Malibu. The Lake Thunderbird community must come together to resolve current financial questions and answer rumors by working together.

Ann Perna-P20080. Suggests members who don't participate have to take some responsibility as property owners for the current situation.

Sarah Dewaele-Apache Ct, Changes are needed which is why she stepped forward to become a Member of the Board of Directors.

Colette Corriveau-Lake Shore Dr. Believes a Membership meeting is a good idea. If you're involved you are informed.

Chris Pope-Magnolia Dr, Suggests if a Member has particular experience volunteer to work alongside the Board of Directors. She recommends a Finance Commission be created for that reason and hopes current issues are resolved before a new Lake Manager is employed.

Ann Annen-Barbados Dr. Hopes more members attend monthly Board of Directors meetings.

**Motion to adjourn:** Mary Crook, Skinner Ct. made a motion to adjourn at 2:20pm, second by Bill Monday, Timberlane. All in favor, Aye.

Respectfully submitted,  
Audrey Kelly  
Recording Secretary