

Lake Thunderbird Association
Special Board of Directors Meeting
Sunday, May 4, 2025 at 1:00PM

Pledge of Allegiance / Call to order: The meeting was called to order at 1:00p.m.

Roll call / Establishment of a quorum: Board Members present – Bob Bittner, Director; Paul Byrd, President; Mary Crook, Director; Eva Falzone, Secretary; Rodger Vogel, Director. Present via phone – Diana Hale, Vice President; Chris Pope, Treasurer. A quorum was established.

Approval of agenda: *Rodger Vogel moved to approve the agenda. Eva Falzone seconded. A voice vote was taken. All ayes, motion carried.*

New business

a. Operations: Selection of operator for the Snack Shack:

Bob Bittner moved to approve Stringtown BBQ from Washburn, IL, Dave Scott proprietor, as the operator of the Snack Shack for 2025. Mary Crook seconded.

Discussion: Russ Hawkins shared that about twenty responses were received to our advertisement for a Snack Shack operator. Many said they had “food experience”, but no experience in restaurant management. A few others were unable to commit to the entire year. The other applications were from Café Grace, Toluca Golf Course, Tony’s Butt Shack, Stringtown BBQ and DNA Catering.

- Dave Scott (Lakewood Landings, LLC) runs Stringtown BBQ in Washburn, IL. He created his LLC to serve lake communities, and he has a contract with Lake Wildwood.
- The Snack Shack last year cost the LTA \$1400 in Ameren charges, and brought in \$450 in rent, so we lost about \$1000.
- Dave’s approach will be to pay us 5% of his sales, instead of rent. (If a minimum of 200 people per week spend \$10 (\$2000 total), we would receive \$100/week, which is well over the breakeven point.)
- He will also be available to cater events at the Clubhouse.
- Discussion also included Dave’s willingness to obtain a liquor license, if we were to request that he do so.

A roll call vote was taken. All ayes, motion carried.

b. Operations: Approval of purchase of equipment for the Snack Shack:

Bob Bittner moved to approve (an amount to be determined) to purchase new or repurposed equipment to equip the kitchen of the Snack Shack. Eva Falzone seconded.

Discussion: We need to determine the amount we are willing to spend to complete the renovation of the Snack Shack.

- We already own: Commercial double door refrigerator, upright freezer, triple commercial sink and commercial prep table, clear lid chest ice cream novelty freezer, small electric pizza oven, electric roasting pan, and a small hot dog roller.
- We will need a refrigerated prep table, two deep fryers, a grill, and a ventilation system. (In consultation with the Health Department, we will need to determine what type of hood.)
- We have found an unused prep table, fryers and a grill that should be purchasable for under \$4000. The hood is a large unknown, since if it requires fire suppression built-in, it could be five figures.
- Paul Byrd proposed that we borrow from reserves, and pay back the loan with proceeds from the 5% return from operations. This would allow the renovation of the Snack Shack to result in no cost to the LTA budget, provided that the business is profitable – admittedly an unknown. But we must fund this from somewhere, or else not open the Snack Shack.

Paul Byrd moved to change “(an amount to be determined)” to “\$15,000” in the pending motion. Rodger Vogel seconded. The amended motion would now read: “*Bob Bittner moved to approve \$15,000 to purchase new or repurposed equipment to equip the kitchen of the Snack Shack.*”

A roll call vote was taken. All ayes, the amendment carried.

The amended motion was then reread.

A roll call vote was taken. All ayes, motion carried.

c. Finance: Transfer funds from Operating to Payroll:

Mary Crook moved to approve the transfer of \$60,000 from MidAmerica Operating Account ending in 9173 to the Midland Payroll account ending in 8718. Eva Falzone seconded.

Discussion: At the April meeting, no money was moved from Operating to Payroll, because we thought we could make it through the month without a transfer; however, quarterly payments came due.

A roll call vote was taken. All ayes, motion carried.

Announcements

- a. Next regular LTA Board meeting May 17, 2025.

Adjournment: The open session was concluded at 1:36p.m.

Mary Crook moved to adjourn the open meeting. Rodger Vogel seconded. A voice vote was taken. All ayes, motion carried.

Respectfully submitted,
Paul Byrd
LTA Board President