

South Shore Improvement Association Inc.

Minute from the Meeting of the South Shore Improvement Association, Inc. October 1, 2023

Meeting called to order at 11:01 AM

Pledge of Allegiance recited

Minutes from the September 10, 2023, meeting read Motion to approve the minutes Troy R., seconded by, Linda A. - All in Favor

Treasures Report – Balance \$12, 421.60 - Motion to accept made by Erin G., 2nd by Troy R. – All in favor

OLD BUSINESS

1. Main Pier – Updates given on what needs to be done next. We need bids from Welders. Discussed having and uninsured individual/company or insured/ bonded individual/company. Bob V. has a few people in mind and will contact. Russ G. knows someone also. Both to communicate with Troy R. Thanks to Gluth Brothers Roofing for removing the concrete pylons from the park.
2. VFW Donation still has not been done. Have the card but have not found time to go there.
3. Boat Pier – The Board of Directors is now moving forward with the boating pier to ensure the protection of all members. Again, the Boat Committee was thanked for their work on the project, but the board will be taking it from here. A meeting will be held on 10/04/2023 at 6:30 PM at Linda Abbotts residence 14717 Cline Ave. For all interested members to ask questions and give input in the project. If attending, please review the working copy of the contract prior to the meeting that was sent in an email.

Open Discussion:

Tim Cook mentioned that Mike Rice had sent out an IDNR – Division of Water to contact for well monitoring.

NEW BUSINESS

1. Payments Due: A. \$101.11 for pier repair – Lumber and Bolts to Bob V. - Motion made by Troy R, seconded by Erin G. - All in Favor. B. \$6.00 to Barb V. for in.bus.gov to update Resident Agent ect. For the Association. Motion made by Brian P., seconded by Linda A. - All in Favor. C. Attorney fees for getting the bank loan generated for \$116.00 - Motion made by Erin G., seconded by Brian P. - All in Favor
2. Members were thanked for Volunteering – Troy for getting the welding bids started, Bob V. for installing skirting under the new shed.
3. Alice reminded members that lifts cannot be stored in the park, and the deadline for removing lifts out of the water is November 1st.
4. Alice D. reminded the members to keep an eye on what's going on in Cedar Lake. It affects all of us.
5. Next meeting to be held on May 5th, 2023, at 11 AM in the park.

Meeting Adjourned at 11:35 AM

Member/Directors Meeting held on October 4, 2023, at 6:30 PM

Meeting held to discuss boat pier agreement, rules and regulations, and discuss moving forwards with legals, and attorneys. It was decided to send out a letter to all members of the Association to see who is interested in a pier.

Directors Meeting held via Text message 10/6/2023

Barb V. made a motion to rent a welder for the pier project – Welder plus material \$425.00, seconded by Erin G. - All directors in favor

Motion Amended due to Additional fees and taxes \$563.14, seconded by Erin G. - All Directors In Favor.

Directors Meeting held via Text message 10/8/2023

Bob Brazeal, who is a member, worked like a dog and completed the welding in 2 days. Motion made by Dan S. to give Bob B. and Bob V. \$150.00 gift card to the Lighthouse for their volunteering, and work. Seconded by Erin G. - All Directors in favor. Special Thanks to Dan S. for loading and unloading the equipment. (Welder was then returned and Bob V. renegotiated the price- Price to rent the welder was \$270.30.) Great joy Bob V. Motion made by Erin G. to send out Past Due letters with overdue balances (17 total letters). Seconded by Troy R. - All members in favor. Barb V. made a motion to consult with Atty. John Craig regarding creating a pier agreement, seconded by Erin G. - All directors in favor.

Directors Meeting held Thursday October 12, 2023, at 6:00 PM

Meeting to discuss emails received from member David Crane and how to proceed with boat pier.

Directors Meeting held Monday October 23, 2023, at 6:00 PM

Meeting to discuss how to inform the members of all the lawsuit threats from a member regarding the boat pier. Discussed sending a letter, or an email.

Directors Meeting Held 11/16/2023 6:10 PM

Meeting was held to discuss the structure of the Subdivision. In the process of working on the Boat Pier Agreement many questions about the structure of the Subdivision have come up by attorneys. This structure includes Covenants, By Laws, Non for-Profit Status, and what kind of Tax Returns we have been filing.

Attorney Lauren from Burke, Costanza, and Carberry LLC. Who we previously were dealing with will no longer represent us or take on the task of the Boat Agreement.

Troy R. made a motion to hire Brian Hittinger from Krieg Devault Law Firm. Erin G. seconded. All Directors in Favor.

Meeting adjourned at 7:03 PM

Directors Meeting Held 12/07/2023 6:33 PM

Meeting held to discuss findings from meeting held with Alice D. and Barb. V. with Attorney Brian Hittinger from Krieg Devault Law Firm, 8001 Broadway, Suite 400, Merrillville, IN 46410.

1. Current Structure of the Subdivision – We are a Non for-Profit Corporation and we do not secure a non-profit 501c3 status – Good News! We have been filing the right taxes forms –1120 – HOA Tax Returns. We can continue to file the same as in the past. Covenants –We are fine without. Articles of Incorporation –The are good and will stand as Covenants. The By-Laws need amended and recorded, same with Rules and Regulations. Need amended important due to language.

Brian gave an estimate of \$3,000.00-\$5,000.00 to cleanup/fix documents, and a timeline of 2 to 3 months.

The Attorney did say that S.S.I.A. owns and controls the park.

2. Boat Pier –Discussed structure – No matter what the status or structure of the Association there no difference in liability protection. He did say that it would be beneficial to make a Subsidiary of the Corporation for the Boat Pier. This would be due to the Pier could be taxable.

Brian gave an estimate of \$5,000.00-\$7,000.00 to create the Subsidiary.

3. A discussion and creation of an email that will be sent out to interested boat pier members to discuss this, and money need to move forward. - See attached email.

4. Barb V. made a motion to sign the Engagement Letter from the Attorney to work/amend the current By-Laws and Rules and Regulations. Seconded By Troy R. - All in Favor

Meeting Adjourned: 7:46 PM