

PINESTEAD REEF OWNER'S ASSOCIATION
2021 ANNUAL MEETING
Date: November 14, 2021

Present: President Hawley, Vice President John Beauchamp, Secretary Jennifer LaPointe, and Directors Karen Kehrwecker, William Adams and Mary Butcher, and General Manager Gary Thaxton

Absent: Joe Dombrowski

I. Call to Order: Mark Hawley, President

President Hawley called the meeting to order at 11:00 a.m. at the Elks Lodge, Traverse City, Michigan. He welcomed the Owner's Association members in attendance and each current director introduced him/herself. President Hawley announced there were 3 open positions on the Board of Directors, with 4 candidates running for those seats.

II. Proposal Discussion/Call for the Vote: Mark Hawley, President

President Hawley introduced John Bouwmeester as the Inspector of the Election. He stated that a quorum had been attained for a valid election. He then called for all voting ballots and John collected the ballots from the membership.

III. Secretary's Report: Jennifer LaPointe, Secretary

Minutes of the 2020 Annual Owner's Association Meeting were previously distributed. Secretary LaPointe called for any additions, subtractions, or corrections. None were noted. **Motion was made by Director William Adams to approve the minutes of the 2020 Owner's Association Annual Meeting as written. The motion was seconded and passed.**

IV. Treasurer's Report: Mark Hawley, President

Mark stated that the board approved a 3% increase in Maintenance Dues for 2021. He reviewed the 2022 General and Capital Budget (from the sheets available to the members.

V. Building and Grounds Committee Report: Mark Hawley, President

Manager Gary Thaxton mentioned that the resort is behind in room renovations due to labor shortages. Those renovation will hopefully be completed by May.

VI. Manager's Report: Gary Thaxton, Manager

Manager Thaxton announced the resort sign had been hit by a vehicle and will be replaced. ● In regard to staffing, the resort is short 10 people in the housekeeping department, and John Bouwmeester is leaving to move to Holland (and will be greatly missed). ● Pinestead's occupancy this past year is 86% which is higher than the average of 79%. Rentals help bring in extra income. ● The enclosure is close to completion. ● The non-smoking rule was enforced this past year successfully. ● The resort will be getting a new surveillance system. ● Keeping COVID in mind, the coffee / pizza gatherings have been cancelled and the main lobby has been closed. ● 304 unit weeks are now owned by the resort, and we still have over 1400 owners. ● We will be getting new flooring, tables and chairs on the patios. ● The resort RCI status will not be Silver Crown this year due to construction noise and inconveniences. But we expect it to return to Silver Crown when the construction is completed.

VII. Questions and Answers: Board of Directors and General Manager

President Hawley opened the floor for questions from the ownership:

Q – When can we open the main lobby so we can use the handicap ramp to enter?

A – Manager Thaxton: We will look into safely opening it.

Q – Do we charge a damage fee to renters?

A – Manager Thaxton: The board will discuss this more. We could possibly charge a deposit like we do for housekeeping or issue a fine like we do for smoking.

Q – What is the housekeeping rule for renters?

A – Manager Thaxton: The room gets cleaned after departure, but guests can request additional supplies or linens any time. Any tips that are left for the housekeeping crew is much appreciated.

VIII. Election Results: Mark Hawley, President

After the tally of all valid ballots submitted (12% of ownership), John presented the election results to President Hawley. The elected candidates for the 2021/2022 year are incumbents Jennifer LaPointe and Bill Adams, and new member Judy Herrick.

X. Adjournment: Mark Hawley, President

Motion was made by Mark Hawley to adjourn the Annual Owner’s Association Meeting at 11:50 a.m. The motion was seconded and passed.

Respectfully submitted:

Attested:

Jennifer LaPointe, Secretary

Mark Hawley, President