



**LAUDERDALE LAKES
LAKE MANAGEMENT DISTRICT
ANNUAL MEETING MINUTES
SEPTEMBER 1, 2018**

The Annual Meeting of the Lauderdale Lakes Lake Management District (“Lake District”) was called to order by Chairman Sorenson, at the Lutherdale Chapel, on Saturday, September 1, 2018, at 10:00 a.m.

Members present: Chairman Sorenson, Treasurer Wisniewski, Secretary Kroepin, Commissioner Summers, County Representative Pruessing, and Town Representative Sukala. Commissioner Diederich was absent and excused.

Chairman Jack Sorenson welcomed everyone and thanked them for coming.

Approval of Agenda:

Chairman Sorenson asked for a motion to approve the agenda Don Henderson made a motion to approve the agenda, Mike Algona seconded the motion, which passed.

Approval of Minutes:

Chairman Sorenson asked for a motion to approve the 2017 Annual Meeting minutes. A motion by Jerry Peterson to approve the minutes, seconded by Bonnie Speer passed.

Chairman Sorenson then thanked Lutherdale and Jeff Bluhm for their assistance every year with the annual meeting, and asked John Jilek from the Yacht Club and Debbie Ferrari from the Lauderdale Lakes Improvement Association to speak about their respective organizations.

Chairman Sorenson then introduced the Lake District Board:

- Sue Pruessing has been appointed as the Walworth County Representative to the Lake District Board.
- Don Sukala is the appointed Town of LaGrange representative to the Lake District Board.
- Ron Diederich oversees the Water Safety Patrol and Clean Boats, Clean Waters.
- John Summers oversees septic pumping and pier inspections.
- Jim Kroepin is the board Secretary and oversees the outflow dam.
- Greg Wisniewski is the board Treasurer and oversees the Aquatic Plant Management Program.
- Jack Sorenson is the board chairman who oversees the golf course, insurance and environmental projects.

Chairman Sorenson presented Scott Mason with a plaque recognizing his efforts and leadership within the Lake District for many years. He also presented Marcia Sahag a

plaque in memory of Rick Callaway in recognition of his many years of service to the Lake District, Town of LaGrange and Walworth County.

Commissioner Election:

Secretary Kroeplin thanked the volunteers for their help with registration and collection of ballots today. He called for ballots for the election. He reminded the membership that State Law provides for one person – one vote. Three candidates turned in nomination forms for two positions, and all three appear on the ballot.



A presentation slide titled "Commissioner Election" with a blue and white wavy header. The slide contains a bulleted list of election details.

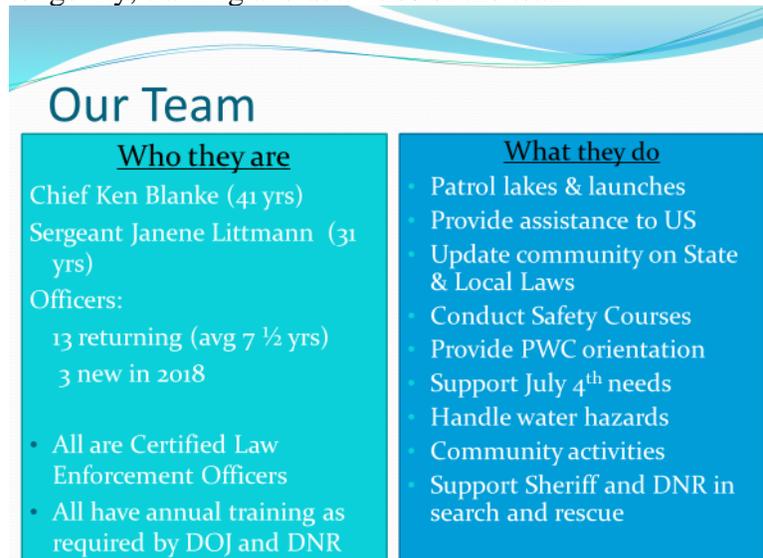
Commissioner Election

- Two positions to be filled
 - Commissioner #4
 - Commissioner #5
- Candidates who submitted proper nomination papers
 - John Summers - Commissioner #4
 - Bill Hamilton – Commissioner #4

 - Jack Sorenson - Commissioner #5

Water Safety Patrol Report:

Jack Sorenson presented the WSP report in Ron Diederich's absence. He noted the longevity, training and activities of the team:



A presentation slide titled "Our Team" with a blue and white wavy header. The slide is divided into two columns: "Who they are" and "What they do".

Our Team

<u>Who they are</u>	<u>What they do</u>
Chief Ken Blanke (41 yrs) Sergeant Janene Littmann (31 yrs) Officers: 13 returning (avg 7 ½ yrs) 3 new in 2018 <ul style="list-style-type: none">• All are Certified Law Enforcement Officers• All have annual training as required by DOJ and DNR	<ul style="list-style-type: none">• Patrol lakes & launches• Provide assistance to US• Update community on State & Local Laws• Conduct Safety Courses• Provide PWC orientation• Support July 4th needs• Handle water hazards• Community activities• Support Sheriff and DNR in search and rescue

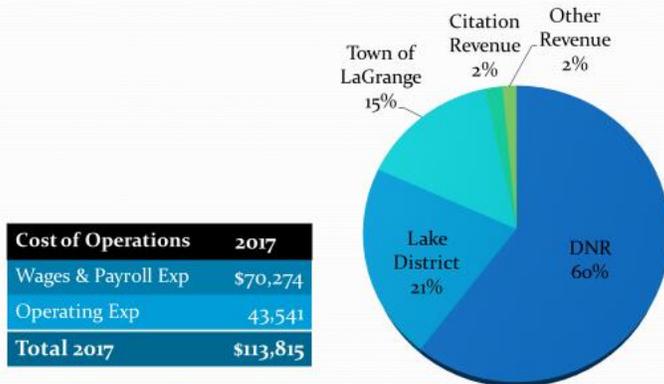
Sorenson explained that the WSP patrols the lake from May through October, seven days a week with extra patrols over the 4th of July weekend. The WSP provides updates on state and local boating laws. He explained statistics for the previous years and noted that so far in 2018, there have been 3 OWIs.

The Stats

	2017	2016	2015
Total Hours Patrolled	2,053 hours	2,139 hours	1,954 hours
Number of Contacts	483	498	475
Number of Warnings	58 written 122 verbal	50 written 104 verbal	230 total
Number of Citations	78 (2 OWIs)	85 (7 OWIs)	104 (6 OWIs)
# Dismissed	36	25	43
# Fine Imposed	42	60	61
Total Citation Revenue	\$2,384.28	\$2,408.85	\$2,109.61

Sorenson further noted the cost of the operation, noting the WI DNR's reimbursement.

What does it cost, and who pays?



He noted some common violations and reminders:

Common Violations ... and reminders

- State Laws
 - PWCs not operating at Slow No Wake where required
 - Operating without required Safety Certificate (**1/1/89**)
 - Proper type and number of PFDs
 - Reminder ... stand up paddleboards must have PFD
- Local Boating Ordinance
 - Exceeding speed limits
 - NO towing people in channels between Green & Middle Lakes OR Mill Lake & Sterlingworth Bay, and device must be on board or tethered directly to boat
 - Reminder ... you "Need 3 to Ski"

New local ordinances:

New Law



- No Airborne Devices

Remember:

- No Launching of Sky Lanterns
- Must have a competent observer when towing a skier, tuber, wake boarder
- Patrol Phone Contact **262-742-4300**

Questions:

- A resident asked about the proportion of visiting vs. local residents getting violations. Officer Chris noted that almost everyone who gets citations have a tie to the community – they live here or own property.
- PFDs are required for paddle boards, whether they are inside buoys in a slow-no-wake area. They don't have to be worn.
- Competent spotters are required – there isn't an age requirement, but the individual has to be competent for safety reasons.
- State Law requires that all boats on State waters have to operate below 86 decibels, which is quite loud. It is always 86 decibels – there isn't a difference at night. There are local ordinances for disturbing the peace – this could apply to use of stereos at night.
- The Lake District does not have equipment to test for sound. It is also a tough legal argument to make due to the nature of the equipment.
- There are limits regarding lights at night – boats during normal operation should have a red and green light at the bow and a white light at the stern. The use of docking lights when operating in the middle of the lake is not allowed because they obscure the red/green lights on the bow. Carp fishermen are allowed to have lights. As long as they are fishing and the light is shining down at the water, it is allowed. Carp fishing is really growing in popularity.

Septic Pumping and Pier Report:

John Summers explained that the pumping program keeps property owners in compliance with State requirements and preserves the water quality of the lake. Our concern is with failing septic systems leaking into the lake. Every system gets inspected and pumped every third year. Old systems not only affect the lake but can also be a hazard.



Septic Pumping

- Septics (not holding tanks) pumped once every 3 years
- All homeowners are assessed on property taxes for 1/3 the pumping cost every year
- Associates Septic Services charges us \$145 for each system pumped
- Helps to keep our lakes clean
- Contact information on our website

If you need information about when your system is to be pumped or have concerns about the condition of your system let us know – contact information is on the website.

Summers also addressed the pier inspection role of the district – the Town of LaGrange and the State of Wisconsin has the authority to create laws and ordinances. We can only approve permits that comply with requirements – if a pier doesn't comply, homeowners need to go to the Town of LaGrange for a variance. If you need a new or replacement pier you need a permit. If you have questions, please contact us – contact information is on the website.

Piers

- All new or replacement piers require a permit
- Permit applications and information can be found on our website
- We do the “paperwork” for the Town – they make the rules
- Non-conforming piers (too long, too wide, DNR designated sensitive areas of the lake) have to go to the Town for approval
- The Town is responsible for enforcing their rules

Golf Course Report:

Chairman Sorenson presented the golf course report and thanked Chris White for his continued work at the golf course, which is in wonderful shape.

LLCC Purchase - 1996

- 1997: Rezoned from condominiums to Park
- 1998: Combined all tax keys into one
- 2003: Conservation Easement
- 2014: Paid off loan
- Audubon Certification
- Adds Property Value to Lake Area
- Adds a Recreational Amenity

Sorenson noted improvements to the golf course over the years:

Past Larger Improvements – Fund Raising

- Private donations have allowed significant Golf Course improvements, such as: Myers Park and the water tower restoration and the rain shelter restorations
- The Country Club sign and plantings on route 12 were the result of a Fundraiser
- Introduce a Golf Outing every other year – offset from Yacht Club, to raise funds for specific Golf Course improvements

Sorenson explained a request for \$30,000 for golf course capital improvements:

Proposed Golf Course Improvements \$30,000

This proposed golf course improvement fund is for:

- repaving broken asphalt on a golf course path
- removing poorly placed bunkers
- improving/refurbishing existing bunkers
- renovating #4 tee
- making some drainage improvements
- It is estimated that this \$30,000 would accomplish 1/3 to 1/2 of this scope of work

Proposed Golf Course Improvements

- Cart path
- Sand traps
- Fairway drainage



Sorenson introduced the request that will be a portion of the Treasurer's Report:

Proposed \$30,000 Golf Course Improvements:

- The proposed are improvements beyond regular maintenance
- Board approved a recommendation of \$30,000 to apply toward golf course capital improvements
- \$30,000 equates to approximately \$5.50 per \$100,000 of property valuation or \$55.00 per \$1,000,000 of property valuation

Proposed Golf Course Improvements \$30,000

- The golf course property purchase loan was repaid in 2014.
- Since our purchase of the golf course, the maintenance and improvements to the golf course have been solely paid from the golf course operating fund and personal donations.
- Golf course operating funds do not have surpluses to fund significant improvements to the course or buildings.
- The Lake District funded approximately two thirds of the property purchase loan
- The Lake District has funded the purchase of three used golf course mowers.

Proposed Golf Course Improvements \$30,000

- As this work is not for building replacement/repairs, the board feels that this expenditure should be decided at the annual meeting as an addition to the tax levy and not be deducted from the capital improvement reserve
- If this proposed golf course improvement funding of \$30,000 is approved, the proposed scope of work will be itemized, a priority established, and work implemented as funds allow
- This would raise the tax levy to \$212,459.

Environmental Projects:

Sorenson explained that the golf course joined the Audubon Cooperative Sanctuary Program within a few years of the District's purchase and noted the certificates that have been achieved.

Audubon Cooperative Sanctuary Program

- Goals are to protect environment & reduce expenses
- Six certification categories
 - Environmental Planning – Certified 2014
 - Wildlife & Habitat Management – Certified 2016
 - Chemical use reduction & safety – Certified 2016
 - Water Conservation – Certified Fall 2017
 - Water Quality Management
 - Outreach & Education

Sorenson also explained the USDA Goose Management program – the USDA cancelled the program for this year, as numbers have been declining. It is important to keep this program going. Property owners can assist by informing us if you see geese in your area in May or June.

Goose Management

- Due to low numbers of reported geese, harvest was canceled by U S Department of Agriculture ("USDA") in 2017
- The USDA Program did resume in 2018 with the capture of approximately 47 resident geese (10 adults and 37 juveniles)
- The geese are donated to be used for human or animal consumption based upon testing
- You can help by reporting families of geese in May and June

Chairman Sorenson also explained some possible Watershed programs to maintain our water quality:

Watershed Controls

- Lot 1 at Gladhurst Subdivision is a large detention pond that retains storm water runoff from neighboring farmlands. This lot creates a settling basin to help retain and slow debris and runoff water that makes its way to the lake.
- We are considering joining a Fox River Watershed study program. Grant monies may be available to help us better understand the surrounding watershed impact upon our lakes.
- For many years, Herb Sharpless has led successful efforts at eradicating a number of invasive plants along the Lake District property abutting Don Jean Bay.
- Herb would like to train someone to help him and carry on with this work.

Jim Kroeplin announced the results of the Commissioner election:

Commissioner #4

- John Summers 202 votes
- Bill Hamilton 94 votes

Commissioner #5

- Jack Sorenson (unopposed)

Bylaws Review:

Secretary Jim Kroeplin outlined proposed changes to the Lake District Bylaws due to changes in Wisconsin State Law. As a Lake District, we are bound to follow Wisconsin State Law, regardless of what our bylaws say. Rather than updating our bylaws every time State Law changes, it is proposed that the bylaws be abolished. In the future, if any issues arise that require Lake District action, we could establish a policy or ordinance to address it.

Lauderdale Lakes Lake

Management District Bylaws

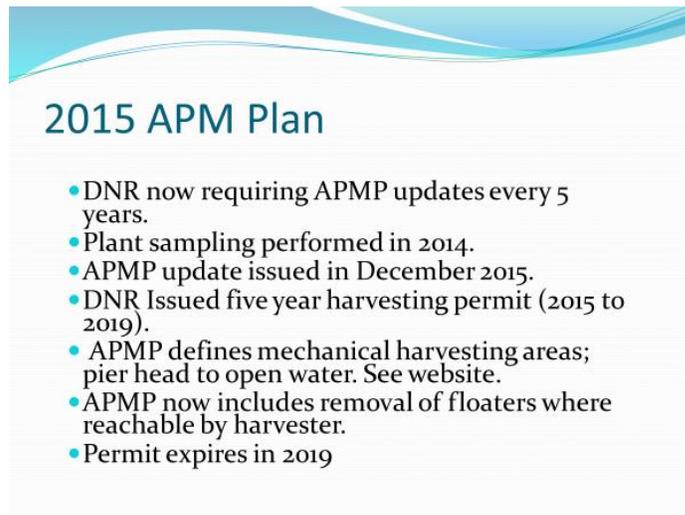
- State Statute Chapter 33 is the directive for Lake Districts to follow
- Conflict between our Bylaws and Chapter 33 may cause confusion
- In order to insure our Bylaws are congruent with Chapter 33 we would have to hire an attorney to periodically review and insure that our Bylaws are up to date with changes to Chapter 33.
- Should we need a specific change of law the District may approve an ordinance or policy, as long as it is compliant with Chapter 33
- Many municipalities including the Town of LaGrange have done this
- The board of Commissioners unanimously recommend abolishment of the Lake District Bylaws

Secretary Kroepelin noted that the proposal to abolish the bylaws must pass by 2/3 vote, so he called for a show of hands with the understanding that if the vote wasn't clear he would call for a paper ballot.

With one person opposed and the overwhelming majority in support, the proposal to abolish the bylaws passed.

Aquatic Plant Management (Weed Harvesting) Report:

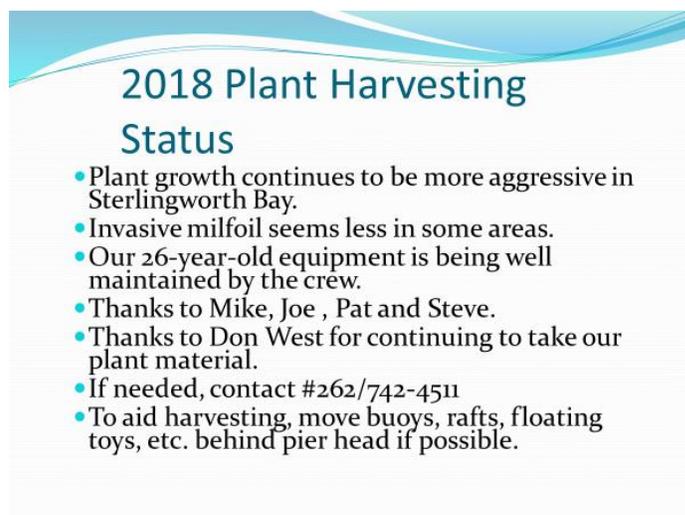
Greg Wisniewski explained that the District endeavors to remove as many weeds from the lake as we can. We have removed about 300 tons from the water so far this year. He explained the 2015 APM Plan that was based on a survey of 1700 points on the lake:



2015 APM Plan

- DNR now requiring APMP updates every 5 years.
- Plant sampling performed in 2014.
- APMP update issued in December 2015.
- DNR Issued five year harvesting permit (2015 to 2019).
- APMP defines mechanical harvesting areas; pier head to open water. See website.
- APMP now includes removal of floaters where reachable by harvester.
- Permit expires in 2019

Our equipment is about 25 years old but our crew is very experienced in operating the equipment and are also mechanics who keep the machines running.



2018 Plant Harvesting Status

- Plant growth continues to be more aggressive in Sterlingworth Bay.
- Invasive milfoil seems less in some areas.
- Our 26-year-old equipment is being well maintained by the crew.
- Thanks to Mike, Joe, Pat and Steve.
- Thanks to Don West for continuing to take our plant material.
- If needed, contact #262/742-4511
- To aid harvesting, move buoys, rafts, floating toys, etc. behind pier head if possible.

The WI DNR allows us to do mechanical harvesting beyond the pierhead, and we can chase floaters. We cannot go within 35 feet of shore – this area is the riparian owners' responsibility.

Riparian Shore Yard Maintenance

- Pier head to shore is riparian owner maintained.
- Removal of floaters, debris and fallen leaves substantially improves water clarity.
- Manual cleaning of plant material and muck performed by Sweeney's .
- New method being used is DASH (Diver Assisted Suction Harvesting) method performed by Eco Waterway.
- Plant material, including roots, is collected.
- DNR allows 3 cubic yards or 100 cubic feet of manual muck removal each year.
- 25 cubic yard quantity dredging can be performed with a DNR general permit.

Wisniewski also reported about the “Clean Boats, Clean Waters” program at Lauderdale’s launches that also helps to protect the lakes from invasive species. We cannot get within 1 foot of the bottom of the lake. He noted that the DASH system is very effective for removing plant material.

Clean Boats / Clean Water

- State sponsored program endeavors to eliminate cross contamination of invasive species and diseases from lake to lake.
- Connor Hamilton and Michael Guinen are monitoring launches.
- Coverage includes Sterlingworth, Bubbling Springs, Green Lake and Pleasant lake launches.
- Up to 75% of the costs may be covered by State Grant money.

Update on Community Center Building and Clubhouse:

Sorenson explained three possible ideas for options regarding the golf course clubhouse and community center. He noted that the Board would like to start a dialogue and that this will be a topic at Board Meetings and he welcomes community input on the ideas presented.

POSSIBILITY #1 TOTAL CLUBHOUSE AND COMMUNITY CENTER RENOVATION ESTIMATE:		
Approximate Principal and Interest per year		\$ 74,012.40
Finance Cost Per \$100K Property Valuation:		\$ 12.34
Finance Cost Per District Resident:		\$ 49.51
POSSIBILITY #2 RENOVATE COMMUNITY BUILDING TEAR OFF EAST HALF OF CLUBHOUSE :		
Approximate Principal and Interest per year		\$ 99,964.20
Finance Cost Per \$100K Property Valuation:		\$ 16.66
Finance Cost Per District Resident:		\$ 66.87
POSSIBILITY #3 RELOCATE AND BUILD NEW BUILDING:		
Approximate Principal and Interest per year		\$ 154,564.20
Finance Cost Per \$100K Property Valuation:		\$ 25.76
Finance Cost Per District Resident:		\$ 103.39

Clubhouse Phase 1 Estimated Budget

CLUBHOUSE REPAIR / RENOVATE ESTIMATE:			ESTIMATE:
PHASE 1:	Winter of 2020		
Engineering structural / Architecture			\$ 25,000.00
Permits			\$ 5,000.00
Stabilize upper area foundation and floor			\$ 50,000.00
Remove Asbestos			\$ 3,500.00
Remove bad materials, trusses, framing, etc.			\$ 25,000.00
Re-frame and repair structure and exterior sheathing and siding			\$ 40,000.00
Re-roof (if needed)			\$ 10,000.00
Replace windows & doors in clubhouse			\$ 60,000.00
Landscape front entry etc.			\$ 15,000.00
	Phase I	Total	\$ 233,500.00
Management		20%	\$ 12,000.00
Contingency		25%	\$ 15,000.00
			<u>\$ 260,500.00</u>

Clubhouse Phase 2 Estimated Budget

CLUBHOUSE REPAIR / RENOVATE ESTIMATE:			ESTIMATE:
PHASE 2:	Winter of 2021		
Update building services: well, septic, electric, gas			\$ 50,000.00
Update and replace all mechanicals			\$ 40,000.00
Replace finishes, walls, ceilings, interior trim, etc.			\$ 50,000.00
Finish kitchen and baths Floors etc			\$ 40,000.00
Replace Landscaping, drives and walkways			\$ 15,000.00
Add Stone Parking			\$ 10,000.00
No Interior furnishings included	Phase 2	Total	\$ 205,000.00
Management		20%	\$ 41,000.00
Contingency		25%	\$ 51,250.00
			<u>\$ 297,250.00</u>

Possibility 1 – Clubhouse Renovation Estimated Budget and Annual Cost per Resident

CLUBHOUSE REPAIR / RENOVATE ESTIMATE:		ESTIMATE:
Phase 1	Estimated Costs	\$ 260,500.00
Phase 2	Estimated Costs	\$ 297,250.00
TOTAL CLUBHOUSE RENOVATE BOTH PHASES:		<u>\$ 557,750.00</u>

Approximate Annual Cost per Resident

Approximate Principal and Interest per year (20 year Loan)	\$ 46,851.00
Estimated Annual Cost Per \$100,000 of Property Valuation:	\$ 7.81
Finance Cost Per District Resident:	\$ 31.34

Possibility 1 Community Center Budget

COMMUNITY CENTER REPAIR / RENOVATE ESTIMATE:		ESTIMATE:
Stabilize the foundation		\$ 30,000.00
Remove rotted, weathered trim and siding		\$ 25,000.00
Remove asbestos		\$ 3,000.00
Re-frame and repair structure and exterior sheathing		\$ 20,000.00
Re-roof where needed		\$ 20,000.00
Replace windows & doors as needed		\$ 20,000.00
Update building services: well, septic, electric, gas		\$ 10,000.00
Update or replace mechanicals (if needed)		\$ 30,000.00
Replace finishes, walls, ceilings, interior trim, etc.		\$ 25,000.00
Repaint exterior		\$ 20,000.00
Replace Landscaping, drives and walkways		\$ 10,000.00
Engineering structural / Architecture		\$ 10,000.00
Permits		\$ -
No Interior furnishings included		\$ 223,000.00
Management	20%	\$ 44,600.00
Contingency	25%	\$ 55,750.00
TOTAL ESTIMATE:		<u>\$ 323,350.00</u>

Possibility #1 Community Building Budget and Cost per Resident

COMMUNITY CENTER REPAIR / RENOVATE ESTIMATE:

Approximate Annual Cost per Resident

Approximate Principal and Interest per year:	\$ 27,161.40
Finance Cost Per \$100K Property Valuation:	\$ 4.53
Finance Cost Per District Resident:	\$ 18.17

Possibility #2 Tear off East Half of Club House Remodel West Half

CLUBHOUSE TEAR OFF EAST SIDE / REMODEL WEST SIDE				ESTIMATE:
Remove asbestos				\$ 3,000.00
Soil borings				\$ 2,000.00
Tear off East Wing				\$ 25,000.00
Total rebuild East Wing	SF 1600		\$/SF \$ 250.00	\$ 400,000.00
Re-frame most rotted or worn walls with up-to-date materials West Side				\$ 25,000.00
Remove bad sheathing, trusses, framing, etc.				\$ 12,000.00
Re-roof West Side				\$ 10,000.00
Replace windows & doors on West Side				\$ 20,000.00
Update building services: well, septic, electric, gas				\$ 30,000.00
Update and replace mechanicals on West Side				\$ 25,000.00
Replace finishes, walls, ceilings, interior trim, West Side etc.				\$ 20,000.00
Finishes West Side: flooring, tops, etc.				\$ 15,000.00
Replace landscaping, drives and walkways				\$ 30,000.00
Engineering structural / Architecture				\$ 25,000.00
Permits				\$ 5,000.00
No Interior furnishings included				\$ 642,000.00
Management		20%		\$ 128,400.00
Contingency		15%		\$ 96,300.00
TOTAL ESTIMATE:				\$ 866,700.00

Possibility #2 Tear off East Side of Club House and Remodel the West Side of the Club House Budget Estimate and Cost to Residents

CLUBHOUSE TEAR OFF EAST SIDE / REMODEL WEST SIDE

Approximate Principal and Interest per year	\$ 72,802.80
Finance Cost Per \$100K Property Valuation:	\$ 12.13
Finance Cost Per District Resident:	\$ 48.70

Possibility #3 Rebuild New Building in a New Location

RELOCATE AND BUILD NEW BUILDING:				ESTIMATE:
New Building Estimate	4000 Sq Ft	\$	200.00	\$ 800,000.00
Architect and Engineering				\$ 75,000.00
Soil borings				\$ 2,000.00
Asbestos removal				\$ 6,000.00
Tear down old buildings				\$ 40,000.00
Revamp Golf Course				\$ 100,000.00
Update building services: well, septic, electric, gas, etc.				\$ 30,000.00
Relocate parking, etc.				\$ 150,000.00
Replace Landscaping, drives and walkways				\$ 150,000.00
Permits, etc.				\$ 10,000.00
Management		20%		\$ 1,363,000.00
Contingency		15%		\$ 272,600.00
TOTAL ESTIMATE:				\$ 204,450.00
				\$ 1,840,050.00

RELOCATE AND BUILD NEW BUILDING:	
Approximate Principal and Interest per year	\$ 154,564.20
Finance Cost Per \$100K Property Valuation:	\$ 25.76
Finance Cost Per District Resident:	\$ 103.39

Sorenson explained that this will be an ongoing discussion for the Board at their meetings. He asked for a show of hands for each possibility. Option 2 received the largest show of hands.

Next Actions

- Continue gathering **factual information** and **better costs**
 - All zoning and building codes and criteria
 - All conservancy requirements
- Continue discussions and receive input from the District Community
- Hold special meetings to disseminate information
- Ultimately decide upon a direction and timing
- In the meantime we will be caring and maintaining the buildings as needed
- Consider initiating special community workdays for building maintenance

Comments / Questions:

- Why is the Board looking at the building in a narrow way – why not include a pool and fitness center?
- The clubhouse is inspected by the health department, fire department, and has the water tested by the county each year

John Summers explained that he thinks the building may be salvageable – they are trying to keep an open mind and come up with reasonable and economically sound possibilities

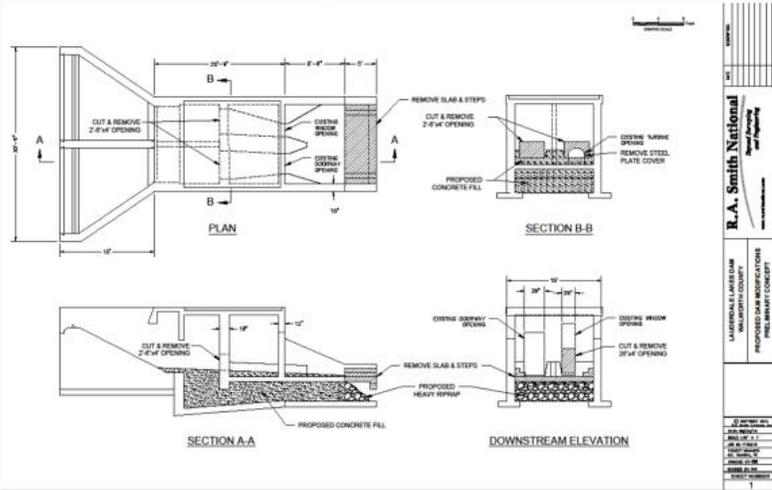
Outflow Dam:

Jim Kroeplin reported on the dam and progress with improvements. The easement for the Sterlingworth has been completed, the grant and permits are in place. The Board will need to award the contract and improvements are anticipated in Fall.

Report on the Dam

- Operating as expected – Record rainfalls in June, 2018
- Routine grounds maintenance provided to keep area clear of debris
- DNR inspected the dam in August, 2017. Minor corrective work.
- Sterlingworth Easement has been obtained with Sterlingworth homeowners.
- DNR grant is still available
- Anticipating safety improvements to be completed Fall 2018

Dam ... Modification Plan



Treasurer's Report:

Treasurer Wisniewski gave the financial report for the district. He explained the information that is available on the Lake District website.

Lake District Financial Statements

- On the "Treasurer's Page" of our website, lauderdalelakedistrict.com

Lake District Financial Statements

View our financial documents, including our audited financial statements and approved budgets:

- [2013 Audited Financial Statements](#)
- [2014 Audited Financial Statements](#)
- [2015 Audited Financial Statements](#)
- [2016 Approved Budget and Tax Levy](#)
- [2016 Audited Financial Statements](#)
- [2017 Approved Budget and Tax Levy](#)
- [2017 Unaudited Revenue / Expense Summaries for LLLMD Acct, APM / CBCW, WSP & Golf Course](#)
- [2018 Approved Budget and Tax Levy](#)
- [2018 Treasurer Bank Balances 8.3.2018](#)
- [2018 Unaudited Revenue / Expense Summary 1st & 2nd Qtr LLLMD, WSP & Golf Course Accts](#)
- [2019 Proposed Budget & Tax Levy 9.1.2018](#)
- [2019 Proposed Equipment Accounts Activity 9.1.2018](#)
- [APM Equipment List & Replacement Costs](#)
- [Golf Course Equipment List & Replacement Costs](#)
- [Water Safety Patrol Equipment List & Replacement Costs](#)

Chamberlain and Henningfield have been handling our payroll and audits, they are now writing all the District checks.

Bank Balances

- On the website

Lauderdale Lakes Lake Management District					
Bank Balances 2016-2017-2018					
8/3/2018					
			Bank Balances		
Current Operations:	12/31/2016	12/31/2017	6/30/2018	6/30/2018	
Lake District - Checking	La CDs	\$27,752.26	\$22,807.73	\$11,448.73	\$39,877.86
Money Market	La CDs	\$85,859.83	\$73,354.18	\$113,263.59	\$68,377.07
Lake District Operating Reserve					
100%	La CDs	\$102,280.51			
Money Market	La CDs	\$73,289.75			
Business Funding 2017					
Atlantic P/L Fund	Checkings	Adm	\$13,134.46	\$5.00	\$5.00
Water Plant	Checkings	Water	\$6,254.36	\$7,662.54	\$26,154.83
					\$41,819.84
Operating Accounts		\$368,334.31	\$422,271.41	\$151,864.34	\$142,284.80
Reserves:					
Gen. Reserve	La CDs		\$65,026.81	\$65,111.63	\$68,135.50
WFL Equipment Reserve	Water	\$59,279.96	\$107,082.13	\$106,329.96	\$108,476.36
Water Plant Equip. Reserve	Water	\$60,171.73	\$109,315.23	\$84,688.14	\$84,818.80
S&I Equipment Reserve	Water	\$50,019.73	\$5,193.44	\$43,384.44	
Equipment Reserve		\$119,471.79	\$352,348.87	\$398,369.27	\$352,484.34
Capital Project Fund					
Checkings	Adm	\$1,829.10	\$384.27	\$384.27	\$384.27
Money Market	Adm	\$115,222.85	\$108,026.43	\$106,147.33	\$108,785.44
		\$117,051.95	\$108,410.70	\$106,531.60	\$109,169.71
J.L. Coopers Club					
Checkings	Adm	\$27,983.53	\$14,056.53	\$13,884.43	\$14,788.36
Money Market	Adm	\$15,219.20	\$50,516.28	\$1,829.75	\$1,530.00
		\$42,807.79	\$64,572.81	\$15,714.18	\$16,318.36
Total		\$608,454.81	\$849,362.84	\$614,884.33	\$619,397.11
Bank Balance - Adm		\$98,480.80			
Bank Balance - Adm		\$609,974.01			

The Lake District has an outstanding loan balance of \$0.

OUTSTANDING LOAN BALANCE

\$ 0.00

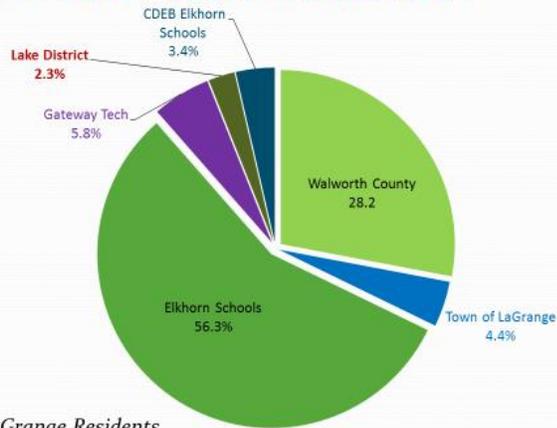
Wisniewski noted that the yearly audit performed by Chamberlain and Henningfield will be completed soon and will be available on the website.

2017 AUDIT REPORT

- Audit performed by local firm Chamberlain & Henningfield, Certified Public Accountants, LLP
- 2016 audit report issued and on website February 2018
- 2017 audit nearing completion and will be on website soon

Wisniewski then explained where tax dollars are apportioned.

WHERE DID YOUR TAXES GO?



2017
Town of LaGrange Residents

Wisniewski explained reserve accounts for equipment replacement costs.

Aquatic Plant Management

- On website

APM EQUIPMENT LIST/ REPLACEMENT COST

07/21/18

	A	B	C	D	E	F
	Aquatic Plant Management Equipment	Date Acquired	Cost	Replacement Cost	Age (Yrs.)	Estimated Years Remaining
5	Harvester HM-420	1992	\$47,000	\$156,450	26	5
6	Diesel engine	2011	\$13,412			
8	Harvester trailer	1992		\$16,650		
10	Transporter LU 290	1992	\$42,000	\$141,600	26	15
11	Outboard motor	2005	\$5,000			
13	Transporter trailer	1992		\$16,650		
15	Conveyor trailer	2002	\$28,800	\$43,500	16	10
17	Ramp truck	2005	\$12,000	\$40,000	13	5
18	Transmission	2018	\$3,300			
20				\$414,850		
22	Estimate 2% annual repair cost; approximately \$8000					
24	New harvester/transporter with stainless steel tanks					
25	New harvester may be eligible for DNR grant monies					
27	Current equipment reserve \$108,000; about 26% of replacement cost					

WSP

- On website

WATER SAFETY PATROL EQUIPMENT LIST/REPLACEMENT COST

07/21/18

1	A	B	C	D	E	F
2	Equipment	Date Acquired	Cost	Replacement Cost	Age (Yrs.)	Est. Yrs. Remaining
3						
4	Crestliner V/O boat 449	5/21/2001	\$31,280	\$60,000	17	8 to 10
5						
6	Refurbish boat 449	5/1/2012	\$36,728		6	
7						
8	REPL 449 long block engine	7/1/2016	\$5,599		1	
9						
10	REPL Bimi top & curtains 449	12/28/2017	\$2,940		0	
11						
12	Harris Multi band radio	7/1/2012	\$3,872	\$4,200	6	8 to 10
13						
14	800 portable radios (2)	3/16/2001	\$997	\$1,200	17	5
15						
16	Defibrillator	6/25/2001	\$3,126	\$3,126	17	3 to 5
17						
18	Falcon Radar Unit	6/27/2001	\$1,440	\$2,500	17	5
19						
20	Crestliner Outboard boat 447	4/16/2007	\$36,683	\$60,000	11	12
21						
22	REPL Outboard motor boat 447	4/10/2018	\$15,437			12
23						
24	Light Bar equip. boat 447	4/16/2007	\$6,917		11	12
25						
26	Defibrillator refurbished for 447	4/7/2014	\$934	\$3,000	4	8 to 10
27						
28	Defibrillator refurbished for 448	5/10/2014	\$1,007	\$3,000	4	8 to 10
29						
30	Inshore Station	7/1/2012	\$5,086	\$8,000	6	15
31						
32	Night vision & x4 lens	6/3/2005	\$2,900	\$3,500	13	10
33						
34	Light Tower boat 449	4/23/2005	\$1,750	\$2,100	13	8 to 10
35						
36	Lightbar & siren 449	11/30/2011	\$1,405	\$2,000	6	8 to 10
37						
38	Swim platform 449	11/30/2011	\$2,250		6	8 to 10
39						
40				Total	\$155,626	
41						
42	Suggest painting 447 winter of 2018	\$5,000.00				

LLCC

- On website

GOLF COURSE EQUIPMENT LIST/REPLACEMENT COST

07/21/18

1	A	B	C	D	E
2	Equipment	Date Acquired	Cost	Replacement Cost	
3					
4	Kubota (2000)	2000	7	\$40,000	
5					
6	Sprayer (OLD)	purchased w/the course?		\$35,000	
7					
8	Utility Vehicle (OLD)	purchased w/the course?		\$20,000	
9					
10	Bunker Rake (2000)	2003	\$5,000	\$15,000	*cannot purchase some replacement parts anymore
11					
12	Out front Mower (1990)	2014 or 2015	\$1,800	\$25,000	
13					
14	Fairway Mower (2011)	2016	\$22,000	\$45,000	
15					
16	Rough Mower (2010)	2017	\$18,500	\$60,000	
17					
18	Greens Mower (1991)	2016	\$600	\$30,000	
19					
20	Tees Mower (1991)	purchased w/the course?		\$30,000	
21					
22	Banks Mower (2012)	2017	\$11,500	\$35,000	
23					
24	Pump House (early 1980s?)	purchased w/the course		\$75,000	*cannot purchase replacement motherboard/software anymore
25					
26					
27				\$410,000	

He explained the status of equipment for the various operations. Of the most concern is the irrigation system at the golf course. It is so old that it isn't servicable – if something should happen and it couldn't be repaired, we would have to do something quickly, so a reserve account is required.

LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT
PROPOSED 2019 EQUIPMENT RESERVE ACCOUNT ACTIVITY

Sept. 1, 2018

	Projected Est. @ 12/31/17	Actual 12/31/17	Change	Actual 6/30/18 w/Int.	Proposed 2018/2019 Activity		Notes
					Change	Projected 12/31/18	
Dam Reserve		85,027		85,112		85,500	1
APM Equipment Reserve	107,960	107,962		108,329	No add'l funding	108,700	
Water Patrol Equip. Reserve	109,291	109,315					
Outboard Engine Rep.			-15,437	94,688			
Reduce Reserve \$45,000					-45,000		2
						50,000	
Golf Equipment Reserve	50,000	50,020		50,160			
Fairway Mower Engine Rep.					-8,240		3
Fairway Mower Loan Payoff					-12,967		4
Add'l Golf Course Equip. Funding					45,000		5
						75,973	
Capital Project Fund:	122,282						
Balance 2017 Services		-13,367					
		108,915		109,131		109,131	

Notes:

1. Revision of dam structure in progress; DNR grant may reduce costs.
2. Water safety patrol equipment reserve reduced by \$45,000.
3. Golf course equipment reserve to fund engine replacement
4. Golf course equipment reserve to pay off district loan on fairway mower/accountant funds due.
5. Provide additional funding of golf course equipment reserve of \$45,000.

For APM, WSP, and Golf Course equipment lists and replacement costs see website, treasurer's page.

The proposed budget does not differ significantly from last year.

LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT
PROPOSED 2019 BUDGET / TAX LEVY

Sept., 1, 2018

	A	B	C	D	E	F	G
			2017 Rev./Exp. (unaudited)	2018 Approved Budget	2018 Rev./Exp. YTD 6/30	2018 Projected 12/31	2019 Proposed Budget
1 PROJECTS							
2 Aquatic Plant Management W/O Add'l Res.			47,613	49,550	16,850	50,000	50,000
3							
4 Dam Maintenance			248	4,000	1,210	4,000	3,000
5 Septic Pumping							
6 Pumping Cost		52,408					
7 Special Charge Receipts Lagrange Sugar Ct		(48,771)					
8 Net Septic Pumping			3,837	2,800	(28,966)	2,000	2,800
9							
10 Environmental Projects			17,400	21,500	4,238	21,000	21,000
11 Clean Boats Clean Waters							
12 Cost		7,725					
13 Clean Boats Clean Waters Grant Receipts		(5,784)					
14 Net Clean Boats Clean Waters			1,931	2,000	120	2,000	2,000
15							
16 Pier Inspection & Permit Fee Receipts			961	2,750	788	3,000	4,000
17							
18 Insurance W/O WSP & Golf			30,379	10,600	(3,318)	10,000	15,000
19							
20 Professional Services							
21 Professional Fees - Legal			4,290	10,000	-	10,000	10,000
22 Professional Fees - Accounting & Audit			7,830	10,400	2,147	10,000	10,400
23 Professional Fees - Hwy 12 Consultant			15,625	18,000	7,500	9,000	-
General Lake District Costs - Administration, Communication, Community Center,							
24 Maintenance Building			28,154	18,822	14,095	20,000	30,000
25							
26 Water Safety Patrol							
27 State Aid & Town of LaGrange Receipts		(100,944)			(67,646)		
28 Cost / Reimbursement to Lagrange			117,261		103,305		
29 WSP Rev. / Exp. Net		7,387					
30							
31 Net Water Safety Patrol			23,704	46,200		54,000	48,000
32							
33 Total			181,772		50,323		
34							
35 Golf Course							
36 Income			269,681		108,384		
37 Other Income			4,460		13		
38 Cost of goods sold			(42,184)		(18,247)		
39 Expenses			(215,709)		(88,976)		
40 Net Golf Course			16,248		(6,826)		
41 Contingency Fund/Cash Year End				50,000		50,000	60,000
42							
43 Total Budget Expenses				246,422		246,000	256,000

Treasurer Wisniewski explained the proposal to add \$30,000 to the 2019 budget for golf course improvements (not the buildings). If the \$30,000 were approved, it would increase the levy to \$212,459.00.

Proposed Golf Course Improvements \$30,000

- The golf course property purchase loan was repaid in 2014.
- Since our purchase of the golf course, the maintenance and improvements to the golf course have been solely paid from the golf course operating fund and personal donations.
- Golf course operating funds do not have surpluses to fund significant improvements to the course or buildings.
- The Lake District funded approximately two thirds of the property purchase loan
- The Lake District has funded the purchase of three used golf course mowers.

Proposed Golf Course Improvements \$30,000

This proposed golf course improvement fund is for:

- repaving broken asphalt on a golf course path
- removing poorly placed bunkers
- improving/refurbishing existing bunkers
- renovating #4 tee
- making some drainage improvements
- It is estimated that this \$30,000 would accomplish 1/3 to 1/2 of this scope of work

Proposed Golf Course Improvements \$30,000

- As this work is not for building replacement/repairs, the board feels that this expenditure should be decided at the annual meeting as an addition to the tax levy and not be deducted from the capital improvement reserve
- If this proposed golf course improvement funding of \$30,000 is approved, the proposed scope of work will be itemized, a priority established, and work implemented as funds allow
- This would raise the tax levy to \$212,459.

Approval of 2019 Budget and Tax Levy:

Wisniewski presented the proposed budget and tax levy, explaining the levy with the \$30,000 proposed funds for golf course improvements and the levy without the proposed golf course funds.

2019 Total Budget & Tax Levy without Golf Course Improvement

Total Budget Expenses	256,000
Cash June 30, 2018	167,443
Additional 2018 Projected Exp. thru 12/31/18	(194,677)
Balance 2018 Tax Levy	60,775
Tn of LaGrange WSP Funding 40k	40,000
Cash Available at January 1	73,541
Tax Levy	182,459

2019 Total Budget & Tax Levy with Golf Course Improvement

Total Budget Expenses	256,000
Cash June 30, 2018	167,443
Additional 2018 Projected Exp. thru 12/31/18	(194,677)
Balance 2018 Tax Levy	60,775
Tn of LaGrange WSP Funding 40k	40,000
Cash Available at January 1	73,541
Tax Levy	182,459
Proposed golf course improv.	30,000
Tax Levy w/ Golf Course Imp.	212,459

A motion to approve the proposed 2019 budget and the corresponding tax levy of \$212,459 was made by Scott Mason and seconded by Don Henderson.

Discussion:

- A constituent noted that it is disappointing that the 2017 audit is not available and that the depreciation looks different every year. He thinks that it doesn't make any sense and that the accounting firm should be changed.

- A constituent asked how salaries are approved and noted that they should be more transparent - the Commissioner in charge of each project sets up their operations. The tax levy never includes funding for golf course operations.
- A constituent asked about getting young people golfing and whether the greens fees should be increased.

The motion to approve the budget and corresponding tax levy of \$212,459.00 carried.

Other Business:



Other Business

- Volunteers for a Route 12 Community Awareness Committee
- 2019 Annual Meeting - Saturday, August 31, 2019
- Adjournment

The meeting was adjourned at 11:55 a.m. on a Henderson/Walker motion.