

**Lake Winona Civic Association
Board Meeting Minutes
February 9, 2026**

1. **Call to order:** Meeting was called to order by President Cortney Davis at 19:06
2. **Roll Call:**
 - a. Board Members Present: President Cortney Davis, Vice President Rich D'Amico, Treasurer Frank Elia, Trustees: Eric Bellanca, Tom Clark, Dan Thompson, Jon Traglia, Tricia Traglia
 - b. Community Members Present: Erica Mandel, Aaron Mandel, Christine Malloy, Dmitry Bohdan, Rick Schneider, Alex Zetelski, Janet McNamara, Maria Limarenko, Mike Olo, Brian Plunkett, Christian Fuentes, Tracy Lash
3. **Flag salute**

Opening Dialogue:

President Cortney Davis began the meeting by welcoming the community and explaining the process and structure of the meeting stating that, as mentioned in the agenda, community comments would take place at the end of the meeting.

Reading & Approval of Minutes:

- a. Approval of minutes from the 1/12/2026 board meeting were approved by the board members unanimously.

Reports of Officers/Committees:

- a. **Secretary Position Update:** James Allen has resigned from his board position as secretary after five years of service. Cortney Davis shared personal experiences having met James shortly after he moved into the neighborhood. James brought a positive spirit and lots of improvement projects. James was the one to bring us the Lake Winona Bash. He wants to be engaged but has put his time in and is choosing to step down for personal reasons. We thank him for his time and efforts to our community. President can suggest a new secretary per the bylaws. Cortney's recommendation is Erica Mandel who ran for the secretary position in December. A formal vote was taken by the board members and Erica Mandel was approved following a unanimous board vote.
- b. **Treasury Transition Update:** report by Frank Elia. Frank mentioned that the LWCA has three Chase accounts and that he would like to close and consolidate one. Frank discussed the expense report and handed out a spreadsheet to all present members. It was also mentioned that anyone with an open lien has been contacted.
- c. **Website/Tech Updates:** Dan Thompson explained that the email configuration issue has been resolved and nothing is going to the incorrect domain. Erica will need to be set up with a secretary email account. Website updates will include usability and monthly meeting dates will be listed there as well. Meeting minutes will also be made available—waiting to see what can be legally added because it is a public forum. Kathy Zetelski reached out to Dan to assist with communication. She created a Google Form

with community member information. Also looking into a way to send out meeting reminders, community updates, etc. utilizing the newly compiled directory once it has been completed. The goal is to create an internal LWCA member listing.

- d. **2026 Contracts Update:** Lake Maintenance Sciences–vendor for lake maintenance contract has been reviewed. Slight change in price to reflect a \$130/year increase for the 2026-2027 contract. Looking to include circulator servicing to the contract. Additionally, the insurance broker is currently seeking out policy information for this year.

Old/Unfinished Business:

- a. **Dam Update** first proposal is expected to be available by the end of February. Rich, Cortney and Frank met with the town tax assessor to review community questions on 1/16/2026. Talked about a lot of questions that came up at prior community meetings. He figures out how the assessment is structured. He needed to consult with other tax assessors to give us answers. He was researching different ways it could be structured and said to reach out mid to late February. Cortney will reach out to see if he has any updates yet. Waiting for him to decide how the process would work. Christine Malloy asked if there was a clear way to communicate this information at which time Cortney Davis stated that it could possibly be emailed to the community but that, at this time, we do not have the definitive answers from the tax assessor to disperse.
- b. **2026 Budget:** Frank Elia explained that he is waiting for contracts to be finalized and that the insurance is the biggest piece we're missing. Frank prepared estimates for the budget which were passed out to all attendees. The board will review the budget to ultimately be able to finalize in the future.
- c. **Communication:** volunteers have stepped forward to assist with the following: Maura Ollo–welcome committee, Kathy Zetelski, newsletter, email collection, etc. Erica Mandel had volunteered as well but will now be stepping into the secretary position. Erica and Dan will work with new volunteers to frame out duties.
- d. **Community Meeting date selections:** The spring meeting will be held April 13, 2026 (tentatively) and the fall meeting will be held November 9, 2026 (tentatively). Dates will be listed on the website calendar.
- e. **Major events:** we will start putting these dates together. This will be revisited at the next board meeting.
- f. **Repair Projects:** Tom Clark proposed we move these repairs to the spring. He has experienced lots of hold ups due to the weather and would like to wait until roughly April once all the snow has melted.

New Business:

- a. **Bank Account Consolidation Discussion:** We currently have three bank accounts with Chase. Frank would like to put the utilities account into the primary checking account. Dam repair account needs to remain open per the state. The board members voted to consolidate utilities account into primary checking which was approved by unanimous board vote.
- b. **Clubhouse Rental Fee Structure:** Clubhouse rental fee is currently \$275. It cost \$150 for the clubhouse to be cleaned before and after and isn't enough of a profit. Frank

proposed an increase in rental fee structured as follows: \$325 for members and \$400 for nonmembers. This will help to reduce overall dues cost. There is a plan to increase the advertising of the clubhouse rentals. The board voted to approve the increase of the clubhouse rental price unanimously. Any current bookings will honor the \$275 price. The increase will be reflected in new bookings immediately.

- c. Fundraising via Website Advertising Discussion:** We are looking to add business listings by selling advertisement space to our LWCA website to help offset the cost of things like mailers or communication. Tom wanted to ensure it wouldn't become a liability for the LWCA and it was noted that it will be stated on the website that the LWCA is not affiliated with the individual businesses.

Announcements: Ally Legora memorial project will be donated. Plans will begin in the spring. Volunteers to repair the deck.

Community Comments:

Dimtry Bodan—thought that flyer/paid advertiser is a good idea. Should we be putting our savings in a money market? He was told we are already looking into it. Dam—what should we be expecting? We should have more information at the end of February.

Christine Malloy—concerned with spending—social events money—pay for membership. Non-members

Tracy Lash - asked about FEMA grants

Brian Plunkett—happy with the board as it appears to be moving in a positive direction.

Adjournment: 20:20

Meeting minutes prepared and submitted by Tricia Traglia (Trustee) and Jon Traglia (trustee) in the absence of Secretary James Allen.