

FALL, 2023

Yes, another season has passed at beautiful CSN. Even with the construction, renovations, equipment and trees falling in the storms, there is no better place to relax than at CSN on the Shores of Lake Erie. We are truly blessed to be able to experience such a place of beauty on a regular basis.

The renovations continue to move forward and, hopefully, by mid-November Building 1 will be completed and Ben Kluding and his crew will begin to work on Building 4. Owners of Building 4 will be notified regarding new front doors and if any windows or doors need to be replaced, they will be notified. The siding and roofs look fantastic and can't wait to see Building 1 completed with the roofs and all the finishing touches. Ben Kluding Construction, NorthCoast Roofing, Ohler & Holzauer, and the company doing the gutters have worked hard and done a terrific job thus far.

The Annual Meeting for CSN was held off site at Catawba Island Club on Sunday, September 9, 2023. The Annual Meeting was fairly well attended by members and there was a social gathering afterwards in the pool area that was enjoyed by all that attended. Some items to report from the meeting are:

- Sheila Flannery, President, opened the meeting at 3:30 pm and welcomed all who attended the meeting. Sheila introduced the Board and highlighted the accomplishments and attributes of each Board member. Sheila also introduced Jeff Kaman from the Kaman & Cusimano Law Firm. Sheila reported that Earl Ley was unable to attend meeting due to illness.
- The Annual Meeting Minutes from 2022 were approved by all owners present with no changes.
- The Waiver under House Bill 135 was approved by 22 owners, either present or with a signed waiver turned in, which was more than the 50% required.
- All unit owners present were asked to update their membership roster at the registration table, since this will be used by Ley Management to make a 2023 CSNCA owner roster. Earl will mail out the rosters with the July invoices for quarterly dues. Please remember this information of telephone numbers, emergency numbers and email addresses are confidential and should be used only among members for condo business.
- Kevin Quinn introduced the four candidates for the election of 3 board positions for a three-year term: Joe Barone, Kevin Quinn, Tim Keys and Kerry Kramer were candidates. Kevin presented Leanne Caswell and Tom Frohman, members of the Nominating Committee. Leanne and Tom assisted with handing out the ballots and collecting any proxy statements from members. Due to Kevin Quinn running as a

candidate, Leanne and Tom counted the votes and announced the 3 candidates elected. Jeff Kaman asked if there were any questions regarding the election format, and once the ballots were handed out, announced the election process would begin. Joe Barone, Kevin Quinn and Tim Keys were elected to serve a 3-year terms from 2023 to 2026.

- Tim Keys presented the budget and reviewed financials. Tim explained that with the large sum of monies collected from the renovation assessment, that the monies has been put in a separate account at First National Bank, Port Clinton. Also, Tim met with Manager of First National Bank and with Board approval set up a program where First National Bank reviews the account and when dollars are over \$150,000, they are reviewed and set up with partnership banks for creating special accounts at higher interest rates that are insured up to \$250,000.00. This protects the dollars for CSNCA and allows the Association to maximize the dollars until needed for renovation draws on the account.
- Tim Keys and Mike Colatruglio presented a slide show on the renovations for the siding, gutters, roofs and vent stacks that have been completed on the garages, Primrose Hall and work thus far on Building 1. Mike and Tim did a very good job explaining the challenges that have been incurred since the project started in Fall of 2022. Mike and Tim stated that it is hoped that the siding will be completed on Building 1 near the end of October. Building 4 will be the next building to be renovated.
- Sheila stated that the Board decided that no fee increase for coming year, due to the assessments still being paid. However, Sheila did let owners know that it is necessary to build the Reserve Study and not continue to approve the waiver of fully funding the Reserve Fund. Sheila let owners know that the Board may approve for next year having 2 payments in January and July of one-month dues, allocated as capital improvement payment per unit that is specifically for the Reserve Fund. This would generate approximate \$30,000 per year additional dollars for the Reserve Fund. Tim Keys also stated that the additional interest dollars that are being received for the CD accounts from the assessment dollars on short term investments is being put in the Reserve Fund.
- Committee reports were given.
- The next Annual Meeting will be September 7, 2024 at Catawba Island Club, Chart Room from 3:30 pm to 5:30 pm.

Winter will be arriving in a few months and it is necessary to prepare our condos for the winter respite most take.

- Beginning no later than October 1, 2023, your water is to be **turned off at the main valve**. Your water must be **turned off each and every time you leave the condo if you come any time after October 1, 2023**.
- Your furnace must be maintained at a minimum of **60 degrees at all time after November 1, 2023**.

- Condo checks will start the first part of November and continue through the winter months into the first part of April 2024 by Earl Ley Management Group.
- If there are any issues or concerns with your condos that develop, please notify: Ley Property Management:
 - Earl Ley
 - Office Number: (419) 732-0140
 - Cell Number (419) 341-0905
 - Email Address: leymanagement.com. There is direct access to Ley Management through CSN website. Please use the portal for all maintenance request. This can be accessed through the CSN website (www.csnca.net)

On behalf of all members of the CSNA Board of Trustees, we wish everyone a safe, healthy and peaceful months ahead until we gather again next year at CSN. When return in 2024, the new look at CSNCA will be even further along. Please continue to pray that the renovations continue to move forward without any complications.

May you and your families have wonderful memories and time together in the coming holiday months. The Board of Trustees wish you and all your family a very Happy Thanksgiving.

I made the following appetizer for after the Annual Meeting and received a lot of compliments. Thought you might enjoy.

Mini Rueben Sliders:

- 16 slider buns (brioche mini buns work well)
- 1 ¼ lb. of high-quality deli corn beef sliced very thin
- 1 lb. of Swiss cheese sliced 32 small squares to fit buns
- 1 ¼ tsp of poppy seed
- 1 ¼ Tab. Of Dijon mustard
- 4 Tab of butter
- ¼ tsp garlic powder
- 1 can of sauerkraut rinsed and drained very well until very dry
- 1 bottle of Thousand Island Salad Dressing

Preheat oven to 375 degrees. Cut buns in half. Melt the butter and add mustard, poppy seed and garlic powder. Set aside. Put bottom half of bun on baking sheet 16 should fit on large tray. Put dollop of dressing on bottom of each bun. Place slice of cheese on top. Divide the corn beef between the buns to have a nice thick layer of corn beef on each bun. Divide rinsed and thoroughly squeezed sauerkraut on top of corn beef. Place another slice of cheese on top. Put another dollop of dressing on the underside of top bun and place on top of sandwich. Very gently brush the melted butter sauce over the buns, using entire amount. Place tray in oven and bake 10-12 minutes until cheese melts and tops are golden brown & heated through. Serve immediately.