



October 13, 2025
TLIA BOARD MEETING

October TLIA Board Meeting Agenda and Minutes

Board Members: Mary Magro, Brent Rowley, Wes Zartman, Kristi Nash, Eric Marotta, Julie Losinski, Brad Stanek

Apologies: Mike Megleo, Katie Brandt

Committee members: Pat Covek, Mary Beth Adams, Chris Miles, Linsey Fagan, Rachel Sprague

Guests:

Mary Magro called the meeting to order at 7:02 p.m.

Meeting Minutes for July – Motion to approve: Eric Marotta , Second by Rachel Sprague, All in favor:
Yes 7; Nay 0

Meeting Minutes for August – Motion to approve: Eric Marotta, Second by Rachel Sprague, All in favor: Yes 7 ; Nay 0

President’s Report – No report

1. Financial Committee Report

Revenue Julie Losinski

1) As of October 12, 2025 - \$3,021.70 is due to TLIA from unpaid 2025 dues invoices (this includes dues, late fees and legal fees).

a) A total of two members have an open invoice.

Several attempts have been made to contact the two members to set up payment plans for their unpaid dues. The unpaid accounts were sent to our attorney on September 12, 2025, for collections.

2) Deposit: \$23.00 to Events for table/chair rental.

3) A notice will go in the November/December TLIA Newsletter reminding members the 2026 TLIA Dues invoices will be sent out early January, and the due date is April 1, 2026.

Expenses: August Financials attached Rachel Sprague

Budget Template Update: Empowering Committees with Greater Autonomy

1) Committees will now have more control over managing their own spending within pre-approved budgets

- 2) Budget templates have been redesigned to be more intuitive and committee-friendly, making it easier to track and plan spending
- 3) We need to remember that we are spending the community's money and with that comes a shared responsibility to make thoughtful, transparent, and community-minded financial choices. Friendly reminder to get pre-approval for all purchases. Pre-approval requests can be sent to Treasurer@TLIA.org or in situations that warrant a quicker response, text Rachel at 847-877-1119.

Fill out the budget within the next two weeks, Rachel can assist if needed

2. Beach - No Report Mary Magro
Beach is closed

3. Communications Chris Miles
 - a. Committee Tasks
 - i.* We continue to have several members unavailable for committee activities throughout the month due to injury and hospitalization recovery.
 - ii.* Committee prepared/created, edited, printed and hung two posters for TLCF's Big Night Event and Youth's Halloween Pizza Party.
 - iii.* **As a reminder, the November/December issue will be another double issue. It is imperative that all committees think about their communication needs for the next two months and have that content submitted by the Oct. 15 deadline to ensure inclusion in the newsletter.**
 - iv.* Oct. 15 eBlast content is due on Monday, October 13th. November 1 eBlast content is due October 29th.
 - b. Usage:

September activity for the TLIA website (9/1 – 9/30):

 - i.* 489 users logged in (35% decrease from prior 30 days)
 - ii.* 3,132 webpages viewed (35% decrease from prior 30 days)
 - iii.* 1m 29s average duration (38% increase from prior 30 days)
 - c. September eBlasts: Six total with Lake having the most messages (4) and Communications, Events, and Youth all tied for the second most (1).
 - i.* September 1 including Sept/Oct newsletter release and Family Movie Night and Campout reminder: 68% unique opens with a 34% click to open rate.
 - ii.* September 2 including lake lily spraying: 68% unique opens.
 - iii.* September 9 including lake lily spraying: 66% unique opens.
 - iv.* September 11 including family campout/movie night reminder: 57% unique opens.
 - v.* September 15 including chili cook-off reminder: 58% unique opens with a 10% click to open rate.
 - vi.* September 16 including lake lily spraying: 68% unique opens.
 - vii.* September 23 including lake lily spraying: 67% unique opens.
 - viii.* October 2 including Sept/Oct newsletter re-release, chili cook-off sign-up/reminder and boat removal reminders: 68% unique opens with a 13% click to open rate.

4. Events

Katie Brandt

- a. We are preparing for the Chili Cook-off/Tailgate party next Sunday, 10/19, starting at noon. At this time, we only have 1 volunteer to help with set up, hopefully we can recruit some help for Saturday morning to set up the big tent and tables. We plan to have a pop-up merch table as well as some friendly betting on the game with Football Squares.
- b. Events need to purchase at least one new tent. Two TL tents and the Aprati's personal tent were broken beyond repair during a windstorm over the 4th this year. We found a 10x20, no sidewalls option, for \$336.
- c. A resident reached out to Events and Youth regarding Halloween concerns (kids walking in her yard and ringing the bell when the lights are off). A reminder about trick-or-treat etiquette will go out in the e-blast.
- d. The Events Committee continues to recruit for Events and for the 4th of July Planning Committees. We may have a few leads for both but still need a lot more help!

5. Grounds General

Eric Marotta

- a. The fall clean-up was perhaps one of the hottest, and extremely productive. 30-ish volunteers came out and knocked out a wide-ranging set of projects across TLIA:
 - i) South Hills: Clean boat landing, trim back encroaching buckthorn from the path to the dam
 - ii) North Lake: Latham's landing path was mowed to widen access
 - iii) West Side: Addressed safety issues with boat landing with new ties, and the most amazing project was clearing the green space from Roberts Road along the lake to the first homeowner North Lake Shore. Aram Park had a huge buckthorn cleared, amongst other needs.
 - iv) East-West Bridge had a broken bench and fencing removed from the West Side.
 - v) East Side: Boat landing on far east side was cleaned up; Tennis Courts were cleaned of a tremendous number of weeds.
 - vi) Rest Island: Bridge to Play Island had decking repair work finished, and the bench that had been removed in July was put back in place.
 - vii) Notice Boards throughout our community were stained
 - viii) Trash was picked up along main arteries
 - ix) Huge shouts of thanks for Grounds Beautification, and their high school volunteers for feeding this amazing crew.
- b) Aram Park: A couple amazing volunteers confirmed my belief that the park set is unsafe. We have a rough estimate for repairs in place and will work through soliciting other vendors to validate. I will announce its closure and tape off this week.
- c) Trees: I am soliciting quotes for maintenance of our trees across the park system.
- d) Soliciting bids for repairing the reading circle, removing the broken pathway on North Lake.
- e) Following up with JB Landscaping for fill dirt to protect the roots of the cypress tree. I'll also inquire about a final mow for the season. Any feedback on the mowing?

Question for the board: Any concerns with replacing the fence that was removed by the East-West bridge?

6. Grounds Beautification Pat Covek
- a. The flowering gardens still look great, Many thanks to the volunteer team
 - b. Planning to get Halloween lights up this week
 - c. The Christmas Tree Lighting is planned for November 30th
 - d. Lights are needed for the East/West bridge (Brad Stanek will assist)
7. Lake Committee Brad Stanek
- a. Kathy Paczynski continues to work with Cheryl Marshall and Maureen Hinrichson, the residents who came to the last TLIA board meeting, to build out a Kelsey Woods restoration plan that works for all. Some plantings were done off the shoreline to start to fill in space cleared out, further shoreline treatment will be done in fall to keep invasive plants from coming back, and new plantings on the shoreline will be done in Spring 2026, to minimize erosion without the use of boulders
 - b. Kevin, from EAM, our lake management company, will be attending the October lake committee meeting, on October 28 at 7pm Village Hall, to debrief 2025 lake performance and plan for 2026. Kevin's contract also needs to be discussed for renewal as this was the 2nd year in a 2-year contract.
 - c. We will also be discussing in the October lake committee meeting permanently adding bubblers to the area by the beach and boat landing and comparing it to another approach, a system that potentially can reduce the amount of sediment in the bottom of select areas of the lake without dredging. Similar cost to the bubblers, and this system was discovered by Eric Marotta
 - d. Eric Marotta and Kathy Paczynski are working together to do additional plantings in the North LSD area which received a complaint from resident, Tess Moravec. Both have been in contact with Tess to keep her in the loop on action items
 - e. I am working with Fran Steffen on a more robust communications plan to residents to minimize concerns some residents have had (Maureen, Cheryl, Tess) due to lack of information to residents on projects going on by the lake committee
 - f. Proposal to receive grant money from Lake County Stormwater Management was submitted for the vegetative stream in Kelsey Woods behind the Powal property. Big help from Andy Hay and Steve Burgoon (TLCF). We will know early February if we did get the grant money. We asked for \$15,000. Estimated project cost is \$36,000, which includes 5 years' ongoing maintenance.
 - g. A fish shocking will be done in the fall to see the impact of the larger than normal number of dead fish, due to the extreme temperatures this summer.
8. Member Services Wes Zartman
- a. Boats need to be removed by November 1
9. Tennis Jeanne Mitchell and Christine Messerschmidt
- a. Had a great summer season.
 - b. Nets are still up. They will be taken down when the weather turns. And the court gates will be locked for the winter.
 - c. Waiting to hear from tennis court company about some cracks in the courts.

10. Youth

Linsey Fagan

- a. Campout Success! Much cleaner with a food truck rather than a potluck and handing out s'more kits rather than a free-for-all. Need to confirm \$155 came out of Youth's budget for porta-potty and trash cans.
- b. Halloween - pizza party at the soccer field 4:30-5:00 (We did not get \$\$ from the foundation to help with the pizza cost)
- c. Turkey Trot - Suggested donations with a battle of the neighborhood for which area raises the most \$\$ for youth. Tracy Covek is donating \$\$ for t-shirts. Still finalizing those details.
- d. Pictures with Santa: Moving to Dec 7th. Doing Village Hall for pictures with Santa, stories with Mrs. Clause, crafts and Sleigh rides
- e. Budget: curious where we sit with the budget. Our numbers look like we can afford sleigh rides but would like to confirm that's the case before moving forward.

Old Business - None

New Business - None

Public Comments/Discussion – None

Motion to adjourn; Julie Losinski Second: Eric Marotta, All in favor: 7 Ayes 0 Nays

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Kristi Nash