



April 14, 2025
TLIA BOARD MEETING

April TLIA Board Meeting Agenda and Minutes

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

Apologies: Pat Covek, Mike Megleo, Katie Brandt

Committee members: Christine Messerschmidt, Jeannie Mitchell, Linsey Fagan, Chris Miles

Guests:

Mary Magro called the meeting to order at 7:03 p.m.

President’s Report

Mary Magro

- Job descriptions will be created for all members of the Board and any additional contributors.
- All communications should be funneled through the Communications Committee.
- Proposing to change banks from 5th Third to BMO in order to use Zelle. Eric Marotta made a motion to change banks as noted above. Eric Marotta, Second: Brent Rowley Ayes: 8, Nays: 0
- Motion to enter into a new, two year contract for lawn maintenance of TLIA properties with proposal from JB Landscaping Enterprises LLC (April 2025 - November 2027) submitted through email, Motion to approve via email: Eric Marotta, Second: Mike Megleo, All in favor: 7, Nays: 0 Motion approved
- Approval of March minutes, Motion to approve: Julie Losinski, Second, Brad Stanek, All in favor: 8, Nays: 0

1. Financial Committee Report

Rachel Sprague/Julie Losinski

a. Revenue:

Julie Losinski

- i. April 1st was the due date for 2025 annual dues. To ensure all members were aware of the due date, it has been communicated numerous times since August 2024 up to April 1, 2025.
 1. Home mailing in December
 2. Monthly TLIA newsletter notices
 3. E-blasts
 4. Invoices emailed multiple times
 5. Notices on the TLIA bulletin boards
- ii. As of April 13, 2025 - \$17,410 is due to TLIA from unpaid 2025 dues invoices.
 1. A total of 25 members have an open invoice:
 - Nine members are on payment plans due to financial hardships that have been approved by the TLIA Finance Committee.

- iii. April 1 including Mar/Apr newsletter re-release, dues payment reminder – last day, beach and boat tag request form, Easter egg hunt info, tot soccer registration, youth tennis lessons, and progressive dinner sign-up: 71% unique opens with a 31% click to open rate.

Submitted to TLIA Board on 4/13/2025.

4. Events

Katie Brandt

- a. Still signing people up for Progressive Dinner and need a dessert house.
- b. Ideas if no one volunteers for dessert house-
 - i. Cancel and only do house 1&2, no dessert house, and refund everyone
 - ii. Dessert on Rest Island with tent setup, i.e., Chili Cook off tent
- c. Checking in with the finance committee on Events budget to see if there is money to do Ravinia in August.
- d. 4th of July committee- the liquor license is in process; they're just waiting for the insurance information.

5. Grounds General

Eric Marotta

- a. Mowing
 - i. Thank you for the support and approval of the new vendor. Will submit the contract for record keeping once I receive countered signature.
- b. Spring Clean Up
 - i. 18+ volunteers including some middle schoolers. Tackled paths connecting Circle Drive and the East side of the bridge to East Lake Shore Dr. and north along the lake. Cleared Kelsey Woods, and North Lake of some trees that have fallen and created safety concern.
- c. Porta Potty Vendors
 - i. New vendor, Louie's Thrones will save \$1080 over LRS. We are also using them for the Spring Cleanup dumpster (\$400)
 - ii. Staggering the amount of porta pots based upon seasonal needs (e.g. 1 at beach until Memorial Day) helps a little.
- d. For discussion
 - i. Kelsey Woods - ideas on clearing fallen trees to improve walkability, growth of natives, and remove fire risks.
 - ii. Kelsey Woods - Mulch for paths.
 - iii. TLIA - Brand Guide for Paints and Stains
 - iv. July 4th - Would a dumpster be helpful for 4th of July? [I think we had one for 100 Years
 - v. Gazebo: Define a vision for space, and hillside, and gazebo repairs. Is there interest from Lake and other Committees in collaborating on a vision, then budget and plan?
 - vi. Shared Drives: Is there a shared cloud drive for TLIA? (Dropbox, OneDrive, Google) and guidance on retaining committee notes and information?
 - vii. Getting estimates for sand for the beach and Volleyball courts and will be presented for approval by the Board

6. Grounds Beautification

Pat Covek

- a. Lake cleanup was a great success-thanks to Eric Marotta and family---and Jewel's fried chicken.
- b. Our annual (15) years Spring clean-up is in progress and should be completed by Easter.

- c. We are working on our Spring and Summer flower and shrub order and it will be finalized at our end of April Meeting.
- d. We are now looking for volunteers to water the flower gardens throughout the spring and summer. See below for watering contacts information:
 - i. North Lake: Mary Magro-----847-469-8760
 - ii. East Lake Shore Drive: Kristi Nash-----847-767-7027
 - iii. West Lake Shore Drive: Cassandra Young-----847-922-6837
 - iv. South Hills: Diane Thompson-----847-909-8540
- e. Any questions about volunteering: PAT COVEK-----847-526-5089
- f. Thank you to all the hard-working volunteers who have helped make Tower Lakes a wonderful and beautiful place to live.

7. Lake Committee

Brad Stanek

- a. Beaver Activity (North Lake Shore Dr.)
 - i. Decision made to hold off on any action.
 - ii. Many trees in the area are already wrapped.
 - iii. No additional sightings or tree damage have been reported to date.
- b. Goose Nest Monitoring
 - i. Matt Bringas and Dave Conway have begun canvassing the lake for goose nests and eggs.
 - ii. Volunteers are encouraged to join the effort.
- c. Tree Removal
 - i. Two trees will be removed from the lake:
 - 1. One off of South Hills.
 - 2. One on North Lake.
- d. Main Beach Work (JB Enterprises)
 - i. Steve Kruse to continue working with JB Enterprises on:
 - 1. Installing rebar to lock up boats.
 - 2. Creating a path from the boat racks to the lake.
 - 3. Adding a step by the water for easier boat launching.
- e. Gazebo Shoreline
 - i. Steve Kruse will obtain a quote for shoreline work near the gazebo.
- f. Stormwater Management
 - i. Steve Kruse to meet with Andy Hay to discuss strategy.
- g. Shoreline Erosion
 - i. Brad Stanek will work with Kevin to identify and prioritize the top three shoreline erosion areas.
- h. Landscaping Contract
 - i. Eric and Steve worked on reviewing the landscaping provider.
 - ii. UPDATE: The board approved switching from Groh Works to JB Enterprises.
- i. Archives
 - i. Shawn will continue organizing and managing the archive files.
- j. Kelsey Woods Shoreline Project
 - i. Kathy Paczynski will continue to lead this initiative.
- k. Hydrology Study
 - i. Eric inquired in the meeting about any past hydrology studies for the lake.
 - ii. No specific study was identified during the meeting.

- I. Action Items
 - i. Monitor beaver activity and report any new sightings or tree damage.
 - ii. Join Matt and Dave in identifying goose nests and eggs if available.
 - iii. Brad to coordinate and complete the removal of the two fallen trees from the lake.
 - iv. Steve K. to:
 1. Oversee completion of beach projects with JB Enterprises.
 2. Obtain quote for gazebo shoreline improvements.
 3. Meet with Andy Hay regarding stormwater management strategy.
 - v. Brad to work with Kevin to address the top three shoreline erosion areas.
 - vi. Eric and Steve to implement the transition to JB Enterprises for landscaping services.
 - vii. Shawn to continue organizing archive materials.
 - viii. Kathy and Matt continue advancing the Kelsey Woods shoreline project.
 - m. Follow up on Eric's inquiry regarding any historical hydrology studies; determine if records exist or if a new study should be considered.

8. Member Services

Wes Zartman

- a. 74 houses have requested beach and boat tags
- b. Some boats need to be identified for boat stickers and ownership and/or disposition

9. Tennis

Jeanne Mitchell and Christine Messerschmidt

- a. The nets are up! Thank you to Bob & Kathy Covek
- b. Jeanne and Christine will spot clean a few areas. Not much is needed as there were no leaves left on the courts over the winter and trees have been trimmed back, which keeps the courts cleaner also. Love the new courts
- c. Youth tennis still looking for instructors Monday- Thursday mornings. Need to discuss their salaries.
- d. John Sisto is coming back again for adult lessons. Friday and Saturday mornings. Thank you Pat Covek.
- e. Will contact Bobby Covek for pickleball
- f. Please help ensure that the courts are for tennis and pickleball only

10. Youth

Linsey Fagan

- a. Scavenger Hunt was a success
- b. Easter egg hunt this weekend. 930am bunny arrives; 10am hunt starts
- c. Tot soccer coming up in May
- d. Potentially moving summer kickoff because high school graduation is the same day.

Old Business – None

New Business – There are many old documents in existing file cabinets that need to be scanned and made electronic for storage (requested by Rachel Sprague)

Public Comments/Discussion - Motion to adjourn the meeting: Julie Losinski, Second: Eric Marotta – All in favor: 8 Ayes 0 Nays

The meeting adjourned at 8:16 p.m.

Respectfully submitted, Kristi Nash