



May 12, 2025  
TLIA BOARD MEETING

**May TLIA Board Meeting Agenda and Minutes**

**Board Members:** Mary Magro, Brent Rowley, Wes Zartman, Kristi Nash, Brad Stanek, Mike Megleo

**Apologies:** Rachel Sprague, Katie Brandt, Julie Losinski, Eric Marotta

**Committee members:** Pat Covek, Linsey Fagan, Jeannie Mitchell, Mike Mondini, Chris Miles

**Guests:**

Mary Magro called the meeting to order at 7:01 p.m. Meeting minutes for April motion to approve: Brad Stanek, Second: Wes Zartman, All in favor Yes 6; Nay 0

**President's Report – No report**

1. Financial Committee Report

a. Revenue:

Julie Losinski

i. As of May 11, 2025 - \$7,581 is due to TLIA from unpaid 2025 dues invoices.

1. A total of 14 members have an open invoice:

- Five members are on payment plans due to financial hardships that have been approved by the TLIA Finance Committee.
- Five members not on approved payment plans had a \$100 late fee added to their account.
- Four members have open invoices with minimal amounts due for various issues and we are working with those members.

2. Reaching out to those five members who have not paid/not on a payment plan and will inform them of the next steps:

- An additional \$50 late fee added to their account on July 1st if dues are not paid.
- If still not paid by September 1, 2025, their account will go to the attorney for collections and they will be responsible for any legal fees.

3. \*Recreational Family Pass Program (RFPP): There are five households that have paid for the RFPP.

4. \$60.00 deposited to Youth for Tot Soccer t-shirts.

b. Expenses: April Financials attached

Rachel Sprague

Expenses incurred in April 2025 were normal for this time of year, most were recurring expenses.

- Events: Progressive Dinner Posters and Pub Crawl Pizza
- Youth: Scavenger Hunt supplies

- Lake: Stocking lakes and two tree removals
- Member Services: Beach tags and boat decals

Friendly reminder to get pre-approval for all purchases. Pre-approval requests can be sent to [Treasurer@TLIA.org](mailto:Treasurer@TLIA.org) or in situations that warrant a quicker response, text Rachel at 847-877-1119.

2. Beach Mary Magro

a. 7 lifeguards have been hired

3. Communications Chris Miles

a. Committee Tasks

- i. Community sign board at Aram Park is back under repair and will be reinstalled once able. We were able to utilize the remnants of the elephant bark from Andy Hay and did not need to purchase any additional supplies.
- ii. Chair worked with Treasurer to purchase new laser printer and waterproof paper to reduce our printing costs. New printer is active and was used to print the paper copies of the May newsletter for residents who are not able to access [tlia.org](http://tlia.org).
- iii. Admin has begun to transition website and newsletter responsibilities to two new
- iv. Communications Committee members: Mike Meyer and Sean Morton have stepped up for website support and development. We very much appreciate these gentlemen agreeing to join our committee! The transition will continue for some time, so we ask for continued patience.

b. Usage:

- i. April activity for the TLIA website (4/1 – 4/30)
- ii. 322 users logged in (3% increase from prior 30 days)
- iii. 2,676 webpages viewed (18% increase from prior 30 days)
- iv. 1m 1s average duration (5% increase from prior 30 days)

c. April eBlasts:

- i. 2 total with Youth having the most messages (3) followed by a tie between
  1. Communications, Events, Member Services, and Tennis tied for having the second most messages (2).
- ii. 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: 72% unique opens with a 34% click to open rate.
- iii. April 15 including township paper shred reminder, Easter egg hunt reminder, progressive dinner reminder, Rules & Regs reminders, and youth tennis lesson sign-up: 70% unique opens with an 13% click to open rate.
- iv. May 1 including May newsletter re-release and youth swim lesson registration:
- v. 68% unique opens with a 35% click to open rate.
  1. Submitted to TLIA Board on 5/10/2025.

4. Events

Mike Mondini

- a. Progressive Dinner had lower attendance this year, but was still successful and received good feedback.
- b. Adding a new event: TL Yard Crawl, no cost, June 21st. SignUp Genius will go out in the May 15th Eblast.
- c. Checking in about the insurance for the 4th of July liquor license. We need to get a liability insurance to cover and they have assured us that it would be done in time for the event

5. Grounds General

Eric Marotta

- a. Working with Cuba and Lake County on approval to drop mulch near Kelsey. Cuba is ok with the ask, but this is in Lake County right of way.
- b. Many thanks to Mark Handley for refinishing the benches at Lewis Park. They look amazing and like new.
- c. Grateful for the TLER's from the Stewards of the Park, to Pat Covek and volunteers who have done the work for decades and continue to make the community what it is. I'll work to highlight these TLERs and their good works as we need to train others, and where necessary pass the baton in the coming years. Through this outreach, build a formal committee.
- d. I will send an email/survey to the board with different paint colors later this month. I've discovered that the park signs were also once stained, so I'll evaluate those needs as well and provide a couple options for both.
- e. Next, I'm working to evaluate where we are budget wise, and determine potential repairs to the bridge over the dam and improving boat launches (rotted wood on West Side), and the path from W Lake Shore Drive to the dam that has an erosion issue.
- f. I'm also monitoring the mowing and making sure that some of the spots that were maybe missed will be mowed this week. [I suspect it wasn't missed as much as not yet high enough in those areas. Our mowing day is Wednesdays]
- g. \*\*Question for the group: Are there any objections or concerns to promoting TL Members with the ability to take fallen wood from Kelsey Woods? There are a lot of trees down between the path and the road which could present hazards (fire, etc.). It would be great for any members to pull wood out for us. All members agreed that this would be acceptable.

6. Grounds Beautification

Pat Covek

- a. We are still 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
- b. Any questions about volunteering: PAT COVEK-----847-526-5089
- c. 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. Boat launch final repairs to be done before Memorial Day
- b. Fishing stocking complete

c. Lake management started beginning April and treat weekly

8. Member Services – No Report

Wes Zartman

9. Tennis

Jeanne Mitchell and Christine Messerschmidt

a. Nets are up and courts are in use.

b. Adult and youth tennis lessons start the week of June 2 for 8 weeks.

10. Youth

Linsey Fagan

a. Tot soccer off to a great start

b. All set for summer kickoff Saturday, May 31 (moved to Saturday based on last month's meeting feedback).

c. Targeting Aug 2nd for Kindergarten meetup

d. Aug 5 Back to School Bash

e. Looking for details around storage in town hall for Youth supplies.

f. Started youth gmail for long term access to google docs. Happy to share password details with whomever might need or want that

g. On the lookout for new youth committee members

h. We've reworked the youth committee's budget and are looking for input from finance and/or Mary at our next meeting (June 2nd) before officially submitting it for review.

Old Business – None

New Business – None

Public Comments/Discussion - Motion to adjourn the meeting: Mike Megleo, Second: Brent Rowley – All in favor: 6 Ayes 0 Nays

The meeting adjourned at 7:30 p.m.

Respectfully submitted, Kristi Nash