

10/11/2025 Board Meeting Minute Notes:

The Board met on October 11, 2025, at 10am for its regular meeting. Highlights Include:

We have a quorum - 10 Board members present. Royal Olson, Steve Higgins, Ken Speers, Tom Woodward and Mike Macksoud were not present.

Presidents Opening Remarks

This will be Art's last meeting in person, he is heading back to Florida on Monday, it's been a great summer.

Motion to approve the September 2025 meeting minutes.

Motion to Approve – Mary Long

Second Motion – Bill Simolike

Minutes are approved

Treasurer's Report: David Zimmerman presented the Treasurer's Report submitted.

All dues have been collected for 2025 for the first time in recent history. All expense items have been rectified to be in the correct categories and DZ took us through those.

Property taxes have been paid. PFLA Fund has a balance of \$4,360.

Hunting & Fishing – A report was not submitted, and Bill Simolike gave an update. First part of the LSA Grant project was completed in Paradise Stream above the lake.

PFLA Fund – A report was not submitted, and Bill Stoyko gave an update. \$1,310 of donations made last month.

Communications – No report was submitted, and Shannon Barr was not present for an update.

Property Committee – A report was not submitted, and Royal Olson was not present for an update. We wish Darin a speedy recovery on his ankle surgery.

Community Relations – No report was submitted, and no update.

Security and Property Oversight – No report was submitted and no update.

Long Range Planning – No report was submitted, and Bill Hoover did not have an update.

Finance – Report submitted, and Steve Higgins was not present for an update.

Environmental – A report was not submitted; Ken Speers was not present for an update.

Nominating – No report was submitted, and no update was given.

Membership – A report was submitted; Joan Scarpa gave an update. There is interest in the Gilbert cottage. Kathleen Flynn is now working with a realtor from the regional Wilkins Agency. They have accepted our standard terms, conditions and required disclosures (previously approved by PFLA) and as provided to selling members opting to work with an external agent or MLS listing platform.

Proposed is language to be added to the current PFLA Member Handbook (version updated and published as of February 2025).

Section 2.19 of the current PFLA Member Handbook speaks only to the prohibition on shorter-term rentals of less than 30 days which is consistent with Township ordinance. The Member Handbook, revised (Feb 2025) is otherwise silent to longer-term rentals.

The proposed language incorporates elements of our rules and guidance previously employed when shorter-term rentals were permitted along with medium-term seasonal rentals. The proposed would apply to any requested rental of 30 days or longer.

Section 2.19 with the current heading of “**RENTING**” to now read as follows:

- PFLA complies with Paradise Township’s rental ordinance 273, adopted January 17, 2022, which does not permit short-term rentals (less than 30 days) in residential districts. *(no change)*
- Long-term renting and/or other forms of unaccompanied occupancy arrangements involving persons outside of the subject cottage members’ immediate family, for periods of 30 days or longer, shall require the prior written approval of the Board of Directors of PFLA. Submission of PFLA’s Unaccompanied Guest Registration Form, along with a written statement from the requesting Member explaining the nature of the proposed agreement and the members’ relationship to the individual(s) will be required. The Board, in its sole discretion, shall reserve the right to review and approve or deny any requests for these types of member accommodation.
- Adherence to all rules, particularly as given in Section 2.10.2 pertaining to unaccompanied guests, shall also apply. A printed copy of the **PFLA Short Form Rules** (as extracted from the PFLA Member Handbook, Section 4) must be present at the cottage. The member shall specifically discuss trash collection, beach rules, mail and package pick-up, speed limits, and hunting and fishing rules with any renters and/or unaccompanied guests before they occupy the member’s cottage.
- The individual membership is responsible and will be held accountable for any non-member violations of PFLA rules. The member is also financially responsible for any damages a non-member may cause either to persons or to property within the PFLA community.
- Violation of the PFLA Rules and Regulations may result in a fine(s) by the Board of Directors in amounts determined by the Board based on the nature of the infraction and on a per day or per incurrence basis. Notice of any violation will be given to the member, and it will be the member’s responsibility to correct the issue. Any resulting fines will be assessed directly to the membership (not the renter).
- Approved long-term rentals and/or other forms of unaccompanied long-term occupancy arrangements will require a fee paid to the Association calculated at a rate of \$ 100.00 per month.

Motion to approve propose language to be added to the current PFLA Member Handbook (version updated and published as of February 2025) as mentioned above:

Second by Mary Long

Motion approved

Religious Activities – No report was submitted; there was no update.

Tea Room – No report was submitted, and Mary Long did not have an update.

Hospitality – No report submitted, and Margit Higgins was not present for an update.

New Business –

Fees for facilities. We will look into making sure this is streamlined across the property usage.

Old Business –

- Security Camera Access – no update, will have one next week.

Motion to Adjourn – Bill Simolike

Second – Mary Long

Motion approved

Next Board Meeting is on November 8 at 10am.

Meeting Adjourned.