

Lake Shore Board Meeting  
04/01/2023  
15105 Lakeshore Drive  
Brookville , In. 47012

I. Attendance:

A. Debbie, Connie, Dallas, Dan, Karl

1. Met with Zac to get a quote for new security cameras at gate, pole barn , office inside and out. 3 outside
2. Bath house camera is not on someone went into the system and deleted the software. Only 2 people have access to software. Zac and Rodney. This has happened before and was not an accident. The program is reinstalled and protected. The password is locked up in a envelope. No one knows the password except Zac
3. The previous board had problems with Rodney in this situation before and took away control over cards. He had been asked for monthly reports for temporary cards that were assigned and the codes were deleted. He also has deleted property owners cards and allowing cards that should not be here.
4. He needs to fill out a report of the codes weekly:
  - A. Who
  - B. Where
  - C. When
5. Rodney has been asked to clean up his car , garage and skirting because we are asking Property owners to clean up unusable and unused mobile homes, campers, cars to be removed .
6. Property owners are parking campers, boats in office parking lot. This is not a parking lot storage area. They cannot be left unless approved . If left and not approved will be towed. a sign will be posted.
7. Working on brush pile regulations
  - A. Gates locked
  - B. Open only when office is open to be inspected
  - C. 3 in diameter, 4 ft long
  - D. ID will be left at office and issued the key and will be returned when done
8. Looking at making extra income from open area to open a storage area it would be for lot owners only and we would not be responsible.
9. Things to follow up on:
  - A. Kevin Carlson is living on Locust
  - B. Camper on Fir have been here all winter. Living here
10. Karl :

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- A. We have 50 violations and will be addressing with property owners. Letters are being sent out.
  
- 11. Owners on Cedar have threatened to shoot cat . This is against the law. Also they have a camper in which people live in when the weather is good.
  
- 12. Need to have a committee together to meet with Rodney to write him up on not doing what is asked of him. Do we take access away from him on gate codes and locking down software. The park cannot afford another employee, Rodney makes \$22,000 a year. Need to make him accountable for his actions.
  - A. Procrastinating
  - B. Not changing the oil on tractor
  - C. He was asked to clean up brush on Dogwood through the fall and winter to save money and time . This was to be completed before Travis started his work in the Spring - this was not done and Dan had to come here to get done.
  
- 13. Speed bumps need to be repaired. Lake shore put a lot of money into these and they need to be maintained,
  
- 14. Looking at raising lot dues for multiple campers on one lot. 1/2 cost per year. An increase of 50%.
  
- 15. Looking at charging for campers coming in per night of \$25 per night. This would be an honor system
  
- 16. Dan:
  - A. By laws are copied and if it doesn't pass the dues will be raised.
  - B. Rodney's privileges
  - C. Trailers storage area
  - D. Gravel per scoop Rodney
  - E. Rodney reports weekly

Meeting adjourned