



MARTIN'S LANDING FOUNDATION, INC.
General Session Board Meeting Minutes
March 24, 2026, 7:00 p.m.

Directors/Officers Present:

Sue McConnell, Board President – North Shore
Charles Bernath, Vice President – North Pond
Marilee Knellinger, Secretary – Six Branches
Meghan Cherfoli – North Shore
Ben Carley – North Pond
Jennifer Brown – East Hillside
Sheri Brinkmann – East Hillside
Larry Schwartz – Martin Lakes Condos
Tracy Anne Nash – Martin Lakes Condos
Susan Segars- Lakeview
Sara Witherell – Six Branches
Doug Engel – South Shore
Marci Chambers Smith – South Shore
Helen Loiacono – Parkside
Tige Asnicar – Parkside
Brian Blasius – Hillside
John Hilinski – Wynfield Gables
Stephen Kissinger – Wynfield Gables
Tasha Lyons – The Landings

Directors/Officers Absent:

Joe Fortin, Treasurer
Dagmar Biellmann – Lakeview
Patria Mitchell – The Landings
Briggette Woodward - Hillside
Vacant Seat – The Lakehouse Apartments

Additional Attendees:

Erin Damiani – Homeside Properties
5 homeowners were present

GENERAL SESSION:

President McConnell called the General Session Board Meeting to order at 7:05pm.

HOMEOWNER FORUM:

Any owner in attendance is permitted to three (3) minutes to address the Board regarding Association related issues. The Board may address the issue at that time or at a later meeting. Once the homeowner forum has concluded, the membership is welcome to observe the remainder of the meeting. However, they are not permitted to participate.

Steve Zweigel addressed the MLF Board regarding the increased noise due to the tree work Sawnee is doing along the Old Alabama/Holcomb Bridge Road area.

BOARD MEETING MINUTES:

Director McConnell made a motion, 2nd by Director Bernath and carries to approve the General Session Board Meeting Minutes from February 24, 2026. Director Loiacono abstained.

FINANCE COMMITTEE:

Members of the committee were present and gave the following report.

Director McConnell presented the February, 2026 financial statement(s).

- The River Pool project had an increase in cost (\$19,000.00) due to the length of time it took to permit the River Pool deck replacement.
- We have earmarked \$1,000,000.00 to go into two separate 6-month CDs for \$250,000.00 each and two separate 1-year CDs for \$250,000.00 each.

Director McConnell made a motion, 2nd by Director Brown and unanimously carries to approve the February, 2026 financial statement(s).

ARCHITECTURAL COMMITTEE:

Members of the committee were present and gave the following report.

From January to March 24, 2026, ARC has approved 84 requests with 17 conditional approvals and only 7 denied requests.

BYLAWS & COVENANTS COMMITTEE:

Members of the committee were present and gave the following report.

- No progress was made in March due to planned vacations for both the bylaws committee members and our legal counsel. The committee is hoping to have a first draft for review at the April meeting.

COMMUNICATIONS:

Members of the committee were present and gave the following report.

- The deadline for the enewsletter is the 29th of each month.

- The 2026 pool hours and rules will be in the next magazine.
- Director Smith completed the migration to Google work space with 3 main emails and 40 distribution lists. Still working through a few hiccups, but this should be an improvement for communications.

DEER MANAGEMENT COMMITTEE:

The committee chair was present and gave the following report.

- The committee is moving forward with monitoring the herd, the conflict report, and the thermal survey.
- We are establishing working groups within our committee – the Veggie Group, the Conflict Group and the Deer Group so we can collect and distribute information faster as to the progress we have made with the ecosystem, tracking the herd so we can identify their travel habits and what help we will need from our sub associations for next year.

EVENTS COMMITTEE:

The committee chair was present and gave the following report.

- The annual MLF meeting was held on March 8th and was well attended.
- The Easter Egg Hunt is Saturday, March 28th at the River Lodge outdoor area.
- Tacos and Trivia night is planned for Thursday, April 16th.
- Food Truck Friday is April 24th from 5pm to 8pm at the Lake Pavilion parking lot.
- Trail days are planned for May 2nd and 3rd.
- Summer Kick Off for the pools is on May 22nd and our vendor for the event will be King of Pops.

LANDSCAPE COMMITTEE:

The committee chair was present and gave the following report.

- This is a very slow time for Landscape.
- Annuals will be planted next month and the irrigation system has been turned on.

WATERWAYS:

- The siltation survey is back. The timeline will be reported next month.
- We continue to work on the Dam Emergency Plan with Schabel.

MAINTENANCE COMMITTEE:

The committee chair was present and gave the following report.

- At the annual meeting we found a leak at the River Lodge coming from the HVAC system which was inspected and fixed. It was a condensation issue and the ceiling will be repainted.
- The committee will not meet at the beginning of April due to work days scheduled.

- Power washing will begin after the pollen season is over.

POOL COMMITTEE:

Members of the committee were present and gave the following report.

- The plastering of the Lake Pool has been finished and will be tiled today. The pool will be filled tomorrow.
- The starter box for the river pool pump is being replaced. The parts have been ordered.
- The spigot at the Lake Pool that was used to drain the pool was left running over the weekend which flooded the office. A portion of the floor and some cabinets were damaged but will be replaced.

POOL RENO UPDATE:

- All the required documents for the river pool deck replacement were submitted to the City. We are waiting on them to sign off and grant the permit.
- It will take a week before we can start the demo of the deck; but with our given timeline, we hope this project will be completed on time for the pool opening in May.

PLAYGROUND COMMITTEE:

No report.

TENNIS/PICKLEBALL COMMITTEE TENNIS/PICKLEBALL COMMITTEE:

Members of the committee were present and gave the following report.

- Another tree fell on Court 1 damaging the fence and the tennis court.

RECREATIONAL MEMBERSHIP APPLICATIONS:

Director McConnell made a motion, 2nd by Director Bernath and unanimously carries to approve the following trial memberships:

- A. DJ Nikam- Tennis Individual
- B. Georgia Bickel- Swim Membership
- C. Jessica Fosse and Brian Worthington - Swim Membership
- D. Kandy Lowe- One Season Trial Membership (Team Tennis/ Pickleball)
- E. Louise Lascik- One Season Trial Membership (Team Tennis/ Pickleball)
- F. Matt Maloy- Full Membership
- G. Raj Khubchandani- Tennis Individual

OLD BUSINESS:

None to report.

NEW BUSINESS:

On Saturday March 14th, there was an accident with a DUI arrest at Ceder Knoll and Martin Road. The police report is Case Number 2603-000479. We have submitted photos of the damage to the message board and the street light to the arresting officer which will be added to the police report. Once it has been updated, we will be able to file a claim for the property damage to the individual driver's insurance.

2026 BOARD MEMBER CERTIFICATIONS RECEIVED:

1. Parkside - Helen Loiacono & Tige Asnicar
2. The Landings- Patria Mitchell & Tasha Lyons

Director Brown reminded the new board members to remain on the call for Executive Session.

With there being no further business to discuss in General Session, the Board will adjourn to Executive Session. The next regularly scheduled board meeting is April 28, 2026 at 7pm and will be held via Zoom.