

DRAFT
CONGREGATIONAL SUMMER ASSEMBLY
SPECIAL MEETING

Date: February 20, 2021
Virtual Meeting via Zoom

Call to Order: President Freeburg called the meeting to order at 11:05 a.m. ET, set the adjournment time for 1:05 p.m. ET, advised the meeting would be recorded for purposes of drafting accurate minutes and noted a quorum was present. Ms. Wise opened in prayer. Ms. Freeburg then introduced the panelists for the meeting: Ms. Wolszon, Vice President; Ms. Meeker, Secretary; Ms. Congbalay, Chair of Communications Committee and moderator; Mr. Belknap, Trustee and Chair of the ad hoc Lake Michigan Dunes, Bluff and Beach Committee (“DBB Committee”); Mr. Ed Allred, Trustee and meeting support; and Mr. Gillett, representative of the Property Owners seeking approval to build a seawall on CSA common property (“Owners”). Ms. Freeburg then introduced Ms. Fashika Willis, a Professional Registered Parliamentarian, who would be called upon to advise on procedural matters during the meeting. Fifteen proxies were filed with the Secretary in advance of the meeting and Ms. Freeburg appointed Barbara Patterson, Barbara Perry and Jane Cooper as the reader committee to review the minutes of this meeting. Under the Bylaws, only property-owning Members were eligible to vote, make or second motions or amendments at this meeting. Ms. Freeburg announced that, in accordance with the Michigan Non-Profit Corporations Act, a list of all eligible voters had been published via the Zoom chat function, and for privacy reasons the list of addresses of eligible voters was available from the Secretary. Ms. Freeburg noted if there are inaccuracies in the Member list, to provide correct information to the CSA office; it is the responsibility of CSA property owners to advise the office when property changes hands. Next, Ms. Freeburg stated because we are meeting virtually best practice is to vote electronically using Zoom polling. This precedent has been set for the standing rules as of the September 26, 2020 and January 9, 2021 Special Meetings by unanimous consent. She noted the Zoom polling is the equivalent of a paper ballot. In addition, she reminded attendees that each property has one vote, regardless of the number of lots or owners. If multiple owners of a property vote, only one vote would be counted, unless multiple owners vote differently, in which case no votes for that property would be counted.

Ms. Freeburg stated the purpose of the meeting was to take a vote on the Owners’ request to build a sea wall on CSA common property; the Board was facilitating this request. She acknowledged the emotions surrounding this issue, that the community loves the affected Owners and wants them to save their cottages, while acknowledging concern for the environmental impacts of the sea wall and climate change on the beach and bluff. Ms. Freeburg encouraged everyone to express their opinions and noted that the CSA has a 120-year tradition of open debate. Ms. Freeburg reminded everyone that this is a business meeting for the purpose of making decisions. It is a different tone than the Open Forum which was to inform and advise.

Mr. Belknap then provided a review of the work of the DBB Committee, including an update from the information provided at the Open Forum on February 13, 2021. He summarized the reports of two consulting engineering firms, unanimously recommended to the DBB Committee, that construction access and permanent pedestrian access be developed over the current boardwalk and cutting north just past the edge of the bluff. This is the preferred environmental solution, and he reviewed the disadvantages of the other paths considered. He noted that the Owners hope construction would be complete before summer 2021, but there were no guarantees. Summer pedestrian access will not be available this summer for safety reasons if construction is underway. The recommended path would require widening the current path through the dune. The DBB Committee is still evaluating the best options to mitigate damage to the CSA beach and bluff due to high water and the presence of sea walls, which will have an impact on the CSA beach due to scouring. He noted the engineering firms do not recommend that the CSA construct its own sea wall. EGLE, the Michigan regulators, do not allow backfilling of sea walls. Mr. Belknap indicated the DBB Committee would bring forward additional engineering recommendations, information and proposals to the membership for enhancement, shoreline stabilization and permanent access.

Next, Ms. Wolszon moved, and Mr. Allred seconded:

On behalf of the Board of Trustees, I move that the Members of the Congregational Summer Assembly (CSA), as “Member” is defined in the CSA Bylaws, vote Yay or Nay to permit the Smoliks, Burrows and Gosnells (Owners), at their own expense, to access and construct a steel seawall on the CSA’s Lake Michigan beach common property in or about the same location as the remains of the existing wooden seawall to the west of their properties as shown in Exhibit A. See page 3

It should be noted that the “access” referenced in this motion, which access would include for workers, equipment, machinery and materials, will be on CSA common property via the existing boardwalk path, then curving northward and following the face of the dune, then curving back lakeward to provide a fairly gradual slope (Exhibit B referencing areas 2 and 2A. See page 4.)

In addition, a “Yay” vote is conditional upon execution of a legal agreement between the CSA Board of Trustees and Owners.

Ms. Freeburg then opened the floor for discussion. As at prior meetings, unopposed, each speaker would be time limited to speak or make comments. Time would be limited to two minutes per question or statement to allow everyone to speak.

Ms. Wolszon then addressed the role of the Board in these proceedings: to allow the Owners to make their request to the Membership in an expeditious way to allow them to try to save their cottages, and to represent the interests of the CSA in a prudent manner. The Board does not endorse the proposal, nor take a position on it. She noted the Board has worked very hard to put forward as much information as possible, and today is for dialogue, debate, additional motions or amendments.

Discussion then followed, with moving statements in favor of and opposed to the sea wall proposal. In addition, questions were asked and answered in connection with construction access, potential road damage, permitting, remediation obligations of the Owners, procedural questions about the speaker time limits, whether the CSA should build its own sea wall, likelihood the new sea wall would be buried during times of lower water as has happened in the past, the tone of communications regarding these issues and membership review of the legal agreement.

Mr. Stuart Soule then called the previous question, seconded by Mr. Belknap. Ms. Freeburg facilitated a vote by polling, and each proxy holder voted their proxies. The result including proxy votes was 87 voted Yay, 10 voted Nay, and 3 Abstained. The motion was **APPROVED**.

Ms. Freeburg then displayed the motion previously made by Ms. Wolszon on the screen, and facilitated the vote by polling, with each proxy holder voting their proxies. She announced the preliminary result, which was 96 voted Yay, 7 voted Nay, and 2 Abstained. **APPROVED**. The preliminary vote would be verified by tellers Mr. Allred and Ms. Meeker and the final result published by email. **Note, the final vote, verified by the tellers, was 95 Yay, 7 Nay and 0 Abstained.**

On behalf of the Board, Ms. Freeburg thanked everyone for their time and commitment to the CSA. She noted the Board has begun work on what activities can be conducted safely in the 2021 season, consistent with public health guidelines. The meeting was adjourned at 12:07 p.m. ET

Respectfully submitted,

Jennifer Meeker, Secretary

EXHIBIT A

Survey With New Sea Wall Location Solid Black Line

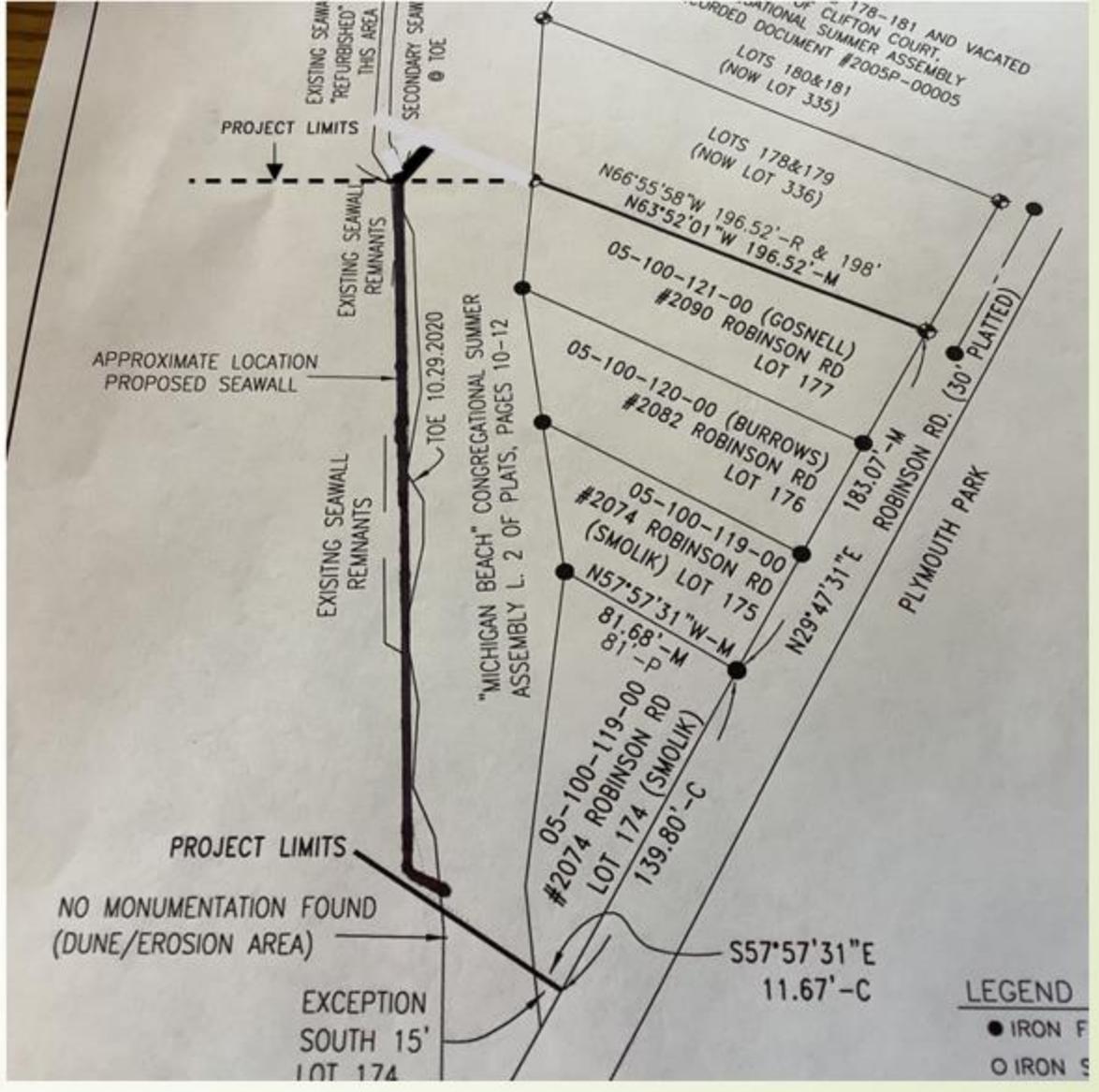


Exhibit B:
Construction Access Path using area 2 and 2a

