



WAYNOKA PROPERTY OWNERS ASSOCIATION
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AGENDA
May 9th, 2026

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL
MINUTES REVIEW

PRESIDENT COMMENTS:

REPORTS: ATTACHED AS PART OF THE REPORTS ON THE SPEAKER STANDS:
FINANCIAL
MANAGERIAL
SECURITY

UNFINISHED BUSINESS:
(Comments by Board Members, Board Motion (s)/Vote)

NEW BUSINESS:
(Comments by Board Members, Board Motion (s)/Vote)

COMMITTEES: ATTACHED AS PART OF THE REPORTS ON THE SPEAKER STANDS:
LONG RANGE PLANNING
LAKE ADVISORY
BUILDING COMMITTEE
RULES & REGULATIONS
CAMPGROUND
ELECTIONS INSPECTORS/NOMINATING CHAIRMAN

COMMUNITY ORGANIZATIONS:
SUBMIT MONDAY BY 4PM FOLLOWING PUBLIC MEETING IN WRITING, FOR INCLUSION IN NEWSLETTER/EVENTS
CIVIC CLUB
WATER SPORTS CLUB
SHAWNEE WOMEN'S CLUB
ART CLUB
LAKE

MEMBERSHIP COMPLIMENTS AND COMMENTS:
(TIME IS LIMITED TO THREE (3) MINUTES SO ALL CONCERNS CAN BE HEARD)

Executive Session: (If required)

ADJOURN

CURRENT BOARD MEMBERS

Mike Bisbe..... President
Ed Mulloy..... Vice President
George Baker ...Secretary
Chris Lane.....Treasurer
Rob Bynum.....Member at Large
Doris Kitchen



General Manager's Report

May 2026

Operations Update

Well... we need rain.

The lake valve was closed on April 21st, which is completely normal this time of year. What is not normal is Mother Nature apparently forgetting to send us the annual "Spring Rain Package" that usually follows.

As we've mentioned previously, we need sufficient water levels in order to open the lagoon. Everyone is eager to get boating season fully underway, and trust me, nobody wants that more than we do. Our long-term hope is to eventually move toward a direct discharge facility so we can avoid having to depend so heavily on rainfall and lake levels moving forward.

The swimming pools are full, circulating, and looking great. We are currently waiting on a few inspections before opening. A huge thank you goes out to the Maintenance Team for the hard work, long hours, and preparation efforts to get everything cleaned, repaired, filled, and operational for the season. They've been working nonstop behind the scenes, and it shows.

The campground is officially open for the season as well. If you enjoy the outdoors, meeting people, and occasionally answering the age-old question "Where's the bathhouse?" twenty times a day, we could use your help. If anyone is interested in seasonal work at the campground, please reach out to the office.

Maintenance & Infrastructure Accomplishments

The Maintenance Team has continued to do outstanding work throughout the community this month.

Working alongside Easy Dock, the team successfully completed the installation of the new floating docks at Kiddie Corral and Squaw Valley. This was a major accomplishment considering the current low water levels. Once the lake returns to full pool, we may need to revisit the shoreline approaches leading down to the docks and complete some additional grading and stabilization work to improve accessibility.

Earlier this year, the team also attempted to gain access into Squaw Valley to perform dry dredging operations. During that process, we unintentionally created something positive, a path leading into the lake that we now plan to enhance with stone to create a designated canoe and kayak launch area. What started as a maintenance access project may ultimately become another recreational improvement for the community.



In addition, management is currently exploring the purchase of another dock section that could be attached to the Kiddie Corral floating dock system specifically for canoe and kayak launching. Expanding non-motorized lake access opportunities is something we believe many residents will enjoy and appreciate moving forward.

These types of projects are great examples of what can happen when staff remains creative, flexible, and focused on improving amenities for residents.

Financial & Administrative Progress

On the administrative side, we are pleased to report that we have finally made meaningful progress with our merchant services provider regarding ACH payment processing.

For those unfamiliar, ACH payments are electronic bank-to-bank transfers processed through the Automated Clearing House network rather than traditional card networks, wire transfers, or paper checks. This has been something residents have requested for quite some time, and we believe this will provide a more convenient and efficient payment option for many property owners.

We expect to release additional details later this month, but this is absolutely a positive step in the right direction as we continue modernizing operations and improving resident services.

We are also excited to announce that the Association has officially partnered with the law firm Kaman & Cusimano to assist with the collection of our growing bad debt portfolio.

This announcement was made during Monday's GM meeting, and the onboarding process officially began this week. The goal is simple: aggressively pursue the hundreds of thousands of dollars in unpaid assessments and delinquent accounts that continue to place unnecessary financial pressure on paying members of this community.

This effort will include:

- Aggressive collections activity;
- Foreclosure actions where appropriate;
- Garnishments;
- Probate recovery efforts when necessary; and
- Long-term delinquency resolution strategies.

For far too long, a significant financial burden has been carried by the members who consistently pay their dues while others have avoided their obligations. This partnership represents a serious commitment toward accountability, fairness, and improving the Association's long-term financial health.

A year from now, I look forward to reporting back on the substantial progress we expect to make in recovering these funds for the community.



Positive Momentum & Community Engagement

I also want to take a moment to recognize the overwhelmingly positive atmosphere we experienced this past Monday during our General Manager meeting. The energy in the room was refreshing, productive, and encouraging.

Thank you to everyone who continues to attend and participate in those meetings. I genuinely enjoy the spirit of those discussions, the thoughtful questions, and the opportunity to have open conversations about the direction of the community. I firmly believe that if more people wanted to hear the real facts, understand the challenges, and see the work being done behind the scenes, they would find tremendous value in participating in those meetings as well.

Constructive dialogue matters. Transparency matters. Listening to one another matters.

One of the best parts of this community is that when neighbors come together with the right mindset, great things can happen. Progress happens when people communicate. Solutions happen when people collaborate. Communities thrive when neighbors work with each other instead of against each other.

Community works best when:

- People choose involvement over assumptions;
- Conversations replace rumors;
- Cooperation replaces conflict; and
- Neighbors support one another with respect and understanding.

Strong communities are not built through gatekeeping, personal attacks, or trying to “win” against neighbors. Strong communities are built through understanding, patience, accountability, and a willingness to listen, even when we disagree.

At the end of the day, community isn’t about power.

It’s about people.

Respectfully Submitted,

Todd Wilkin
General Manager

Treasurer Report Month Ending April 2026

Operating Funds

April's total operating income was \$438,819.28.

April's total operating expenses were \$259,309.75, with no unexpected costs.

The operating fund balance at the end of April was \$1,517,578.79.

Operating income for the year at the end of April was \$1,859,917.63. That is 57% of the plan for 2026. The expected income was 58% at the end of April, so 1% was under budget.

At the end of April, operating expenses for the year were \$1,058,668.07. That is 32% of the plan for 2026. The expected expense at the end of April was 30%, so 2% over budget.

Allocated Assessment Funds

The income for allocated operating assessments in April was \$70,560.55.

Assessment account expenditures in April totaled \$65,107.31.

The balance of all allocated assessment accounts at the end of April was \$851,890.37.

Invested Funds

Invested Reserves at the end of April totaled \$549,265.02.

Total cash on hand at the end of April was \$2,918,734.18.

**WAYNOKA PROPERTY OWNERS ASSOCIATION
TREASURER'S REPORT; ACCOUNTS BALANCES**

GENERAL OPERATING FUNDS:	4/30/2026	4/30/2025
OPERATING CHECKING/PEOPLES	\$474,989.02	\$395,364.37
CHARGE CARD ACCOUNT	\$252,657.24	\$213,164.21
OPER SAVINGS/FIRST STATE BANK	\$401,046.64	\$300,794.21
RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$384,071.74
LOTTERY CHECKING	\$4,814.15	\$3,558.58
TOTAL OPERATING FUNDS:	\$1,517,578.79	\$1,296,953.11
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$344,449.02	\$290,159.91
\$130.00 LAKE ASSESSMENT	\$320,601.27	\$274,308.78
\$130.00 IMPROVEMENT ASSESSMENT	\$134,530.05	\$440,737.75
CAMPGROUND IMPROVEMENT	\$52,310.03	\$125,575.83
TOTAL	\$851,890.37	\$1,130,782.27
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1031845552	\$193,866.58	\$185,862.24
Peoples CD	\$146,377.97	\$137,483.78
1ST STATE CDARS #700700590	\$53,913.04	\$53,913.04
1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
TOTAL INVESTMENTS:	\$549,265.02	\$532,366.49
TOTAL ALL ACCOUNTS:	\$2,918,734.18	\$2,960,101.87

2026 INCOME END OF APRIL	2026	2026 EXPECTED
\$1,859,917.63	57%	58%
2026 EXPENSES END OF APRIL		
\$1,058,668.07	32%	30%

Lake Waynoka Building Permit Report – April 2026

A total of 11 permits were issued in April 2026, bringing the year-to-date (YTD) total to 34 permits.

Category	April	YTD
Residence	2	5
Dock / Boat Lift	2	11
Additions	1	2
Repair/Replace	1	2
Pool	0	0
Deck	0	2
Garage	0	3
Storage	1	2
Boat Cover	0	0
Fence	3	5
Miscellaneous	1	2
Total	11	34

Lake Waynoka Police & Front Gate: Monthly Report

April 2026

Calls for Service	46	Animal Complaints	11
Arrests	0	Grinder Pumps	6
Reports	24	Squad Calls	11
Citations	7	Fire Runs	0
Warnings	19	Security Checks	74

Gate Counts

RFID Front- 19,157	Front Guest Lane- 11,348
RFID Rear Entry- 18,387	Rear Exit- 22,572

Vehicle Information

Vehicle 1391	Fuel- 61.7.0 gal	Miles Driven- 697.0
Vehicle 1591	Fuel- 88.0 gal	Miles Driven- 1,203
Vehicle 2091	Fuel- 67.8 gal	Miles Driven- 551.0

Other Information from the Lake Waynoka Police Department

NEW GOLF CART DECAL DESIGN - REMINDER AND PLACEMENT: Golf cart decals have been redesigned for 2026 to optimize readability and ensure safety. New 2026 decals are 4"x5" in a rectangular shape and must be placed on the left rear of all golf carts.

BURN BAN: Per Ohio Revised Code 1503.18, the burn ban began on March 1, 2026, and remains in effect through the end of May 2026. Burning is prohibited across the state from 6:00am-6:00pm in unincorporated areas. Signs advising of the burn ban are posted at the front and back gate entrances during the affected months. For more information, please visit <http://ohiodnr.gov/>

Members who wish to burn during permitted hours are to call the front gate to advise of any planned burning prior to initiating (In accordance with WPOA Rules & Regulations (Volume 1) Section II(2)).