

**Bradford Point Property Owners Association, Inc.**

**President's Report 2011**

This is the thirteenth Annual Meeting of the Bradford Point Property Owners Association, Inc. I am retiring from the Board after having been a member of the Board for the past seven years. A bronchial and sinus infection prevents me from travelling to St. Germain to be with you today. I have spent most of the last seven years as President of the Association, but have also been the Treasurer and Secretary at times. I have always been the Operations Manager. I feel that I am leaving the Board in very capable hands.

Sound Operations management at the BPPOA is the key to keeping the organization in a leading role in the community. As long as the Board provides a strategic vision for the Association, the Operations staff can execute a plan and deliver the necessary services to achieve the goals that are set in the Mission Statement.

Kirk Keck, as Property Manager, plays a crucial role for the Association. Kirk is a self starter, that brings a lot of 'how-to' knowledge to the job, each and every day. He follows the plan set out by the Board and helps the Board by enhancing the plan because he is so very knowledgeable about property operations. Kirk has never had a Board manager that 'wastes' his time with microscopic inspection of his work or duties. He functions best when he is allowed to manage the affairs of the Association, and has the Board as a support mechanism. My fervent hope is that the 2012 Board will let him do his job.

**In 2011, the Association had the following highlights:**

Kirk hired an assistant, Brandon Darnick, for the summer work and he added value through landscape maintenance duties.

We installed 'Pedestrian Warning' signs in lieu of speed bumps, to warn motorists of the dangers posed by vehicles.

We installed nine complete new docks/piers to replace the rotting original docks/piers.

We performed some minor repairs on one of the garage unit buildings that has settled unevenly.

We replaced the driveway to unit 104 which had been damaged by construction truck traffic and obtained a settlement fund from the construction company.

We will complete the shoreline retention wall on the east side, where Big St. Germain Lake enters the thoroughfare, this winter.

We have installed a fax line into the office at BPPOA. The number is 715-542-2808.

We have negotiated a five year, fixed price contract with Veolia to remove garbage from Bradford Point on a weekly basis. They will also be supplying us with new 'rollaways' over the life of that contract. Kirk will supply details.

And the Operations staff performed all duties that were assigned, at the highest level, for a reasonable cost to the membership.

I would like to thank Jill Walsh for her service to the Association the past two years as Treasurer. I would like to congratulate Joyce Komperda on her re-election to the Board, and I would like to congratulate Bev Heiman and Dee Remy on their election to the Board.

2011 brought sadness to the Association, as we lost two members. John Munday passed away in late February. And Jane Gregg passed in September. They join a growing list of friends and loved ones missing from Bradford Point. Please remember them in your prayers.

Respectfully submitted,

Jeff Buending

President, BPPOA, Inc.