



WAYNOKA PROPERTY OWNERS ASSOCIATION  
1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
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**AGENDA**  
June 13th, 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

Good Morning Everyone,

What a month!

Who had fun last weekend? We certainly had a little bit of everything happening around Lake Waynoka. I want to take a moment to recognize the tremendous amount of work that went into making those events successful. Between the Car Show, Music on the Pointe, Music on the Green, bounce houses, putt-putt golf, the lobster food truck, and countless volunteers working behind the scenes, there was truly something for everyone to enjoy.

More importantly, the lake was active. Residents, families, and guests were out enjoying the amenities, spending time together, and making memories. Events like these remind us what makes Lake Waynoka such a special community. Thank you to everyone who volunteered, attended, and helped make the weekend a success.

## Military Banner Project

I would also like to recognize the successful completion of the Military Banner Project at the front entrance of Lake Waynoka.

If you have entered the community recently, you have undoubtedly noticed the beautiful banners proudly displayed along the roadway. These banners serve as a visible reminder of the men and women who have served our country and the sacrifices made by military families.

This project would not have happened without the leadership, persistence, and dedication of Tony Sousa. From the initial concept to the final installation, Tony worked tirelessly to bring this vision to life.

## Campground Update

I am pleased to report that the campground is finally fully staffed.

We recently hired two individuals who will be working together to manage campground operations. Both are Lake Waynoka residents who care deeply about this community and the people who utilize the campground. Their investment in the community will be a tremendous asset moving forward.

The campground office will be open Thursday through Sunday each week, along with select Wednesdays throughout the season.

As many of you know, staffing the campground has been challenging. The unique hours and seasonal nature of the position make recruiting difficult, but we are grateful that Jeff and



Kathleen have stepped forward and are committed to making the campground experience a positive one for all our campers.

## **Boat Patrol**

Boat Patrol continues to be another area where staffing remains difficult. Like many seasonal positions, finding qualified individuals willing to work the hours when coverage is most needed can be challenging.

Fortunately, we currently have two individuals committed to serving on Boat Patrol this season, and we appreciate their dedication to helping keep our lake safe.

As boating activity continues to increase, I would like to remind everyone of the wake-enhancing vessel regulations that were adopted by the Board several years ago. Please be mindful of the permitted hours for wake surfing and operate your watercraft responsibly so everyone can safely enjoy the lake.

## **Code Enforcement**

Code Enforcement activity is beginning to increase as we move further into the summer season.

Current enforcement efforts are focused primarily on:

- Dilapidated boats
- Abandoned vehicles
- Abandoned homes
- Boat decals and registration compliance

We have received several questions regarding fines and how they are administered.

The enforcement process, fine schedule, and appeal procedures are clearly outlined within the General Rules and Regulations (Yellow Book), pages 22 and 23.

I would also like to clarify a point that created some confusion last year. Special Class Violations carry their own separate fine schedule and enforcement procedures. Residents are encouraged to review the Rules and Regulations if they have questions regarding enforcement actions or associated fines.

Our goal with enforcement is not to issue fines. Our goal is voluntary compliance and maintaining community standards that protect property values and the quality of life we all enjoy. Most issues can be resolved through communication and cooperation, and we appreciate the efforts of residents who promptly address concerns when notified.

On behalf of the community, I would like to thank Tony for his efforts. The banners look absolutely fantastic, and they are a wonderful addition to the entrance of Lake Waynoka.



## Financial Update

I would like to address a topic that has generated some discussion recently regarding the Association's financial reporting.

We have heard claims circulating on social media suggesting that the Treasurer's Reports are inaccurate or somehow fictitious. Those claims are simply not true.

I have served as General Manager for approximately 20 months. In January 2025, I explained to the Board that the monthly financial reports provided to the community represent a snapshot in time. That explanation remains accurate today and has been consistently communicated to both Board members and residents.

In fact, if you compare the December 2024 meeting minutes with the July 2025 meeting minutes available on our website, you will notice a deliberate change in terminology. In December 2024, the Treasurer's Report was referenced as a "Balance Sheet." By July 2025, the report was being referred to as "Account Balances."

This change was intentional.

The purpose was to better communicate what those monthly reports actually represent: a snapshot of account balances at a specific point in time.

Due to the Board meeting schedule, financial reports are often prepared and presented during the monthly workshop meeting, which frequently occurs on the first day or within the first week of the month. At that point, several accounting processes may still be underway, including:

- Bank reconciliations
- Transfers between operational and capital accounts
- Interest postings
- Outstanding checks and deposits
- Month-end accounting adjustments

As a result, the numbers presented at the workshop meeting should not be interpreted as finalized month-end financial statements. They are intended to provide the Board and membership with a current snapshot of account balances and financial activity at that specific moment.

This has always been the case, and the terminology adjustment was made specifically to improve transparency and reduce confusion regarding how those reports should be interpreted.

## Improvements to Financial Reporting

As a result of the questions that have been raised and our continued commitment to providing accurate and meaningful financial information, we have decided to make an adjustment to our financial reporting process moving forward.



Beginning immediately, the Association will provide the Account Balances Report one month after the books have been closed for that reporting period. This change will allow staff sufficient time to complete bank reconciliations, process account transfers, verify transactions, and ensure the information presented to the Board and membership is as accurate as possible.

For example, the Account Balances Report included in this month's packet reflects the finalized numbers for April. Because the month has been fully closed, the report now includes completed bank reconciliations, transfers between operating and capital accounts, outstanding transactions, and other adjustments that more accurately represent the Association's true financial position.

Next month, the community will receive the finalized Account Balances Report for May, and that process will continue moving forward. By reporting one month in arrears, we will be able to present information that has been fully reviewed and reconciled rather than relying on a preliminary snapshot taken during the first few days of the month.

Our goal is simple: increase accuracy, reduce confusion, and provide financial information that residents can have confidence in.

To provide a real-world example, when last month's financial report was prepared, an automatic EFT withdrawal of approximately \$14,000 for credit card processing fees had not yet posted to the account. In addition, several transfers between operating and capital accounts had not yet cleared. Because those transactions occurred after the report was generated, the balances reflected in the report differed from the final reconciled numbers.

These types of timing differences are common in accounting and do not indicate inaccuracies in the Association's financial records. They simply reflect the reality that financial reporting often occurs before all transactions for a given period have fully processed through the banking system.

Under the revised process, those transactions will be captured before reports are distributed, resulting in more complete and accurate financial information. The April report demonstrates this improvement, and future reports will continue to benefit from this enhanced month-end closing process.

The Board and management remain committed to transparency, accountability, and continual improvement in how information is communicated to the membership. We believe this adjustment will provide greater clarity and a better understanding of the Association's financial condition moving forward.

As always, we welcome constructive questions and feedback. Our goal is not simply to report numbers, but to ensure residents understand what those numbers represent and have confidence in the financial stewardship of the Association.



Thank you for your continued support of Lake Waynoka. As we move further into the summer season, I encourage everyone to get out, enjoy the lake, attend the events, support our volunteers, and help us continue making Lake Waynoka a community we are all proud to call home.

## Final Comments

Before closing, I would like to address something that has consumed a considerable amount of management's time over the past month.

Social media has become an important communication tool in nearly every community, including Lake Waynoka. It allows residents to share ideas, discuss concerns, promote events, and stay connected. When used responsibly, it can be a tremendous asset.

However, social media also presents challenges. Information is often shared without context, assumptions are presented as facts, and opinions can quickly be repeated until they are accepted as truth. Unfortunately, repetition does not create accuracy.

A significant portion of my time recently has been spent clarifying statements, correcting misinformation, and answering questions that originated from social media posts rather than from official Association communications. In many cases, the information being circulated represented only a portion of the facts, and in some cases, it represented speculation rather than reality.

As residents, we all have a responsibility to verify information before accepting it as fact. I would encourage everyone to utilize official Association resources, attend Board meetings, review meeting minutes, ask questions, and seek information directly from management whenever possible.

Healthy discussion is a sign of an engaged community. Misinformation, however, creates confusion, unnecessary division, and distrust. Lake Waynoka is strongest when residents make decisions based on facts rather than assumptions.

My commitment, and the commitment of the Board, is to continue providing transparent and factual information to the membership. While not every rumor requires a response, every resident deserves access to accurate information. We will continue working to ensure that happens.

At the end of the day, we all want the same thing: a safe, financially stable, and thriving Lake Waynoka. When we focus on facts, communicate respectfully, and work together toward common goals, our community benefits.

Respectfully Submitted,

# Lake Waynoka

Waynoka Property Owners Association,

Inc.

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Todd Wilkin  
General Manager

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

GENERAL OPERATING FUNDS:	4/30/2026	4/30/2025
OPERATING CHECKING/PEOPLES	\$414,552.22	\$395,364.37
CHARGE CARD ACCOUNT	\$239,327.67	\$213,164.21
OPER SAVINGS/FIRST STATE BANK	\$401,099.26	\$300,794.21
RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$384,071.74
LOTTERY CHECKING	\$3,642.61	\$3,558.58
<b>TOTAL OPERATING FUNDS:</b>	<b>\$1,442,693.50</b>	<b>\$1,296,953.11</b>
<b>ASSESSMENTS</b>		
\$175.00 ROADS ASSESSMENT	\$366,485.30	\$290,159.91
\$130.00 LAKE ASSESSMENT	\$336,560.10	\$274,308.78
\$130.00 IMPROVEMENT ASSESSMENT	\$151,327.04	\$440,737.75
CAMPGROUND IMPROVEMENT	\$59,276.06	\$125,575.83
<b>TOTAL</b>	<b>\$913,648.50</b>	<b>\$1,130,782.27</b>
<b>WPOA INVESTMENTS:</b>		
* 1ST STATE CDARS #1031845552	\$194,419.57	\$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
<b>TOTAL INVESTMENTS:</b>	<b>\$549,818.01</b>	<b>\$532,366.49</b>
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$2,906,160.01</b>	<b>\$2,960,101.87</b>

2026 INCOME END OF APRIL	2026	2026 EXPECTED
\$1,830,806.39	56%	58%
2026 EXPENSES END OF APRIL	2026	2026 EXPECTED
\$948,184.91	30%	30%

## Lake Waynoka Police & Front Gate: Monthly Report

*May 2026*

Calls for Service	<b>37</b>	Animal Complaints	<b>9</b>
Arrests	<b>0</b>	Grinder Pumps	<b>9</b>
Reports	<b>12</b>	Squad Calls	<b>8</b>
Citations	<b>1</b>	Fire Runs	<b>0</b>
Warnings	<b>15</b>	Security Checks	<b>69</b>

### Gate Counts

RFID Front- 17,480	Front Guest Lane- 14,297
RFID Rear Entry- 17,993	Rear Exit- 23,814

### Vehicle Information

Vehicle <b>1391</b>	Fuel- 57.2 gal	Miles Driven- 703.0
Vehicle <b>1591</b>	Fuel- 64.4 gal	Miles Driven- 954.0
Vehicle <b>2091</b>	Fuel- 63.8 gal	Miles Driven- 642.0

### Other Information from the Lake Waynoka Police Department

**BURN BAN LIFTED:** Per Ohio Revised Code 1503.18, the burn ban is no longer in effect at this time. This will not be in effect again until the months of October and November 2026.

# Lake Waynoka Building Permit Report – May 2026

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A total of 14 permits were issued in May 2026, bringing the year-to-date (YTD) total to 48 permits.

Category	May	YTD
Residence	2	7
Dock / Boat Lift	1	12
Additions	0	2
Repair/Replace	2	4
Pool	0	0
Deck	1	3
Garage	2	5
Storage	0	2
Boat Cover	0	0
Fence	6	11
Miscellaneous	0	2
Total	14	48