

**HSIA BOARD MEETING
THE KEY SCHOOL**

August 25, 2011

BOARD MEMBERS PRESENT: Bill Shuman, Christian Elkington, Bruce Walker, Ray Sullivan, Kate Penn, Mark Jones, Bill Anderson (Proxies held by Christian Elkington for Philip Jones & Helene Raven)

GUESTS: Matt Franz (Security Chair), Bob Peirno (Pool Committee)

Bill Shuman called the meeting to order at 7:03 pm

Minutes from the July Board meeting were approved with no changes.

TREASURER'S REPORT: Bruce Walker provided the attached Treasurer's report.
2012FY HSIA Cash Flow Report and Committee Spending Report updated through July.

General Fund:

1. Membership dues: As of July 31, we have 571 members yielding dues of \$8565 (budget for 2012FY is \$9000
2. Need to inform Key School that the expectant donation is $6 \times \$176.31 = \1057.86 due by September 30.

Piers & Harbors:

1. Income is 104% of plan with 11 open slips. We will hold those slips open to get us through the dredging project.
2. Contingency/Surplus/L26 fund is \$101K
3. L26 accounts are down to \$11,347.50
4. Hopefully we will not have to take out a loan from a bank for the dredging project if we can get the beach strip transaction completed prior to November.

Pool Fund:

1. Income: July revenue was \$3750 bringing the season total to 82,194 versus plan of \$94,400 (so deficit will be 12,200 plus the \$19,134 planned overage for a total of **\$31,334 shortfall.**)
2. Expenses were in line. **It will behoove us to spend as little as possible to reduce the deficit until next C&Get-it Day**
3. Key School made their balance due payment
4. No payment from the Swim Team
5. No ADT bill for July???
6. Pool borrowed \$1,646 from P&H to meet bills in July and will have to borrow \$15 to \$20k in August to meet bills.

Special Tax Fund:

July was normal. No problems.

Cash Flow may become a problem August to November until the first County check arrives-- it depends on whether we spend all the Special tax money before July 1 and when P&H repairs spends a portion of its contingency fund on the electrical repairs, and when repairs/replacement of the old pier/bulkhead at the main marina are made. It came as a surprise that the Duvall Creek dredging project is moving ahead in entirety for the 4th Quarter 2011. It will really impact our cash flow unless we can complete the Beach strip sale before November.

Best Regards,
Bruce Walker

PRESIDENT'S REPORT: Bill Shuman reported that the contract for Katherine Penn to Administer the Sea Breeze has been completed.

Bill also reported that Helene Raven has agreed to become Zoning & Covenants Chair. Tracy Stanley will continue as Bylaws Committee Chair.

POOL PROJECTS: Bill Shuman introduced Bob Pierno, who manages the equipment and systems for the Pool Committee.

Bob Pierno reported that he has competitive bids for several pool improvements: replacing the water heater, expanding the fence area, and replacing the storage shed.

Water Heater: Bob Pierno presented bids for the replacement of the existing water heater. The proposed price to furnish and install is approximately \$5,000. He stated the work would not be done until spring. Several board members asked if he considered installing an On Demand Water Heater. Bill Shuman suggested, since the work is not to be done until spring, that Bob also investigate pricing and efficiency of the On Demand system.

Fence: Bob Pierno proposed extending the fence at the shed area and 8' towards the parking lot. The lowest cost proposal was Atlantic Fence at \$4,060, including permits. This would increase current capacity limits. Emergency exit would be considered after the new capacity is set by the Fire Inspector.

Bill Shuman moved that we spend \$4,060 to expand and reposition the pool fence using Atlantic Fence and Supply Company. Seconded by Bruce Walker.

Bruce asked if the posts will look the same; Bob replied that some may even be reused.

Vote taken: approved unanimously.

Shed: Bob Pierno explained the expanded fence area would create room for a second shed. Bob obtained 3 bids. Barns.com will deliver & install the shed for \$2,800; permit is additional. Christian Elkinton asked about the cost for site preparation; the final price should include installation of a concrete pad or gravel base. The County may make specific requirements during permitting, as it is in the Critical Area. Bob said he would contact the company to determine site requirements.

Bruce Walker suggested we put off the installation of the shed until Spring, since we'd have to borrow funds. There was protracted discussion about the use & need for a shed at the current time. Bob stated he intended to have the shed installed after the fence was installed; both would be done before the winter.

Christian Elkington moved that we approve up to \$4,000; \$2,800 for the purchase, delivery & installation by Barns.com, and \$1,200 for permitting and site preparation. Seconded by Bill Anderson.

Bruce Walker emphasized that we should wait until spring, when we know that the mechanics of the pool are operational and funds are available. The Repairs/Improvements budget for the pool is \$17,000. Christian expressed concern that the additional shed would not be allowed due to Critical Area restriction limitations on impervious surfaces.

Christian withdrew the former motion and moved we approve \$600 for permitting of a second shed. Seconded by Bill Anderson. Unanimous approval.

Christian mentioned that there would be another work day in the fall to remove shrubbery & will need additional volunteers to help clean up the debris. An announcement will be included in the Sea Breeze.

POOL SECURITY: Bill Shuman discussed the recent break-in and vandalism at the Pool, which was recorded on the security cameras. Matt Franz, Security Chair, reported that one of the vandals did call and confessed to their activities. The board discussed Matt's proposal that the group provide restitution through community service work. The board agreed by consensus that if all six perpetrators provide a full day of service, we would not press charges. It was further agreed that if anyone is under 18 years of age we would obtain permission from their parents.

Bill Anderson asked if we want extra security during the Hurricane. It was agreed that the beach parking lot would be closed to vehicular traffic if there is flooding.

DUVAL CREEK DREDGING: Bruce Walker moved that we approve up to \$160,000 for dredging HSIA properties the 4th quarter of 2011 / 1st quarter of 2012. Seconded by Mark Jones. Bruce explained the County has approved dredging up to 4,000 cy, which would be for all the slips at the Marina, including at Beach and Sunset, and the boat ramps. No objections to the dredging were made during the Piers & Harbors meeting. Christian Elkington questioned if we have an agreement with the dredging contractor for the use of our ramps. Bruce confirmed that agreement has been completed. The roads are County-owned; the only area HSIA can negotiate is the use of the ramp. Christian questioned if we should approve funds when the County has not yet let the contract for the work. **Motion was withdrawn by Bruce.**

POOL FEES FOR KEY SCHOOL & SWIM TEAM: Bill Shuman reported that discussions with the Swim Team regarding fees are progressing, and it is precipitous to discuss fees at this time until further agreements are reached. Bruce Walker pointed out that Bill Shuman removed him from the meetings with the Swim team. Mark Jones stated that the Community subsidizes the Swim Team in several ways, including costs associated with swim meets, and lost opportunity by closing the pool during practice and meets. Christian summarized that we want the Swim Team here, but they aren't paying their costs; we need to reach an equitable cost sharing arrangement.

RESERVE AT QUIET WATERS PRESERVE HEARING: Ray Sullivan announced that ANPF has created a legal account for activities. Ray circulated announcements for the continuation of the hearing on the Reserve at Quiet Waters, to be held on September 1. Beyond the traffic circle, the area would be impacted by the increased traffic. **Ray Sullivan moved that we allocate \$1,000 for the legal account of ANPF. Christian seconded.** Kate Penn asked which account would fund this; Bruce Walker replied it would come from the General Account, which means we'd have to take those funds from some other contribution, such as the SRF. Ray suggested he speak with Bruce further on this, and withdrew the motion.

BUILDING PERMITS: Bill Anderson presented a variance request for the property located at 620 Beach Drive. **Bill Anderson moved that the board approve plans for renovations to 620 Beach Drive, which is an irregular shaped lot. The variance is required because the side line of the house is less than 15' from the property line, but is consistent with the distance from the side line of the existing house. Seconded by Christian Elkington. Vote: Six yes; one abstention.**

BEACH: Kate Penn motioned for approval of \$2,500 for design and permitting of the new swing set and turf base. Seconded by: Christian Elkington. Kate Penn withdrew the motion pending further discussion at the General Meeting regarding the height of the swingset.

Kate Penn motioned for approval of \$2,300 for Near Shore Engineering LLC to conduct meetings with the Beach Committee and 2 concept plans for the beach shoreline renovation. Seconded by: Christian Elkington. Vote taken: unanimous.

Kate Penn motioned for approval of \$1,300 for Near Shore Engineering LLC to conduct agency meetings and provide construction estimates. Seconded by: Christian Elkington. Vote taken: unanimous.

OLD BUSINESS : None.

NEW BUSINESS: Bruce Walker stated that he would like the General Meeting agenda to include the following: The Beach Strip Sale and Subdivision; The Dredging Project; and the Proposed projects for FY2013.

There being no further business, the meeting adjourned at 10:15 p.m.

Respectfully submitted,
Katherine Penn
Board Member