

**HSIA BOARD MEETING  
THE KEY SCHOOL  
February 26, 2015**

**BOARD MEMBERS PRESENT:** Mike Penn, Jerry Lichtenberg, Bill Anderson, Brooke George, Ray Sullivan, Noel Gasparin, Suzanne Martin, Steve Vanderbosch, Mark Carroll, Kathy McFadden, Helene Raven

**ADMINISTRATIVE STAFF:** Jean Somers, Jim Schwallenberg

**GUESTS:** Sandra Anderson, Phil Jones, Wayne Martin, Suzanne Martin

Mike Penn called the meeting to order at 7:03 pm. Quorum present.

**MINUTES:** Mark Carroll motioned to approve the January Board meeting minutes as corrected to add Wayne Martin's name as present at the meeting. Kathy McFadden seconded the motion. Minutes approved as amended.

**TREASURER'S REPORT:** Suzanne Martin reported that we have \$244,035.72 in the General Fund; \$88,646.02 in the Special Tax Fund; for a total of \$332,681.74. Suzanne mentioned that the FY2016 General Fund budgets and FY2016 Piers & Harbor budgets still need to be approved. Discussion on moving money from the General Fund received from the Beach Strip sale to a money market CD, or the like. **Steve Vanderbosch motioned the Board approve the FY2016 General Fund budget as presented and the Treasurer and Treasurer's Assistant present an amended FY2015 and FY2016 General Fund budget at the March Board meeting. Mark Carroll seconded the motion. Vote taken – unanimously approved. Steve Vanderbosch motioned the Board approve the FY2016 Piers & Harbor budget as presented. Mark Carroll seconded the motion. Vote taken – unanimously approved.**

**PRESIDENT'S REPORT:** Mike Penn met with Ken Piel of Key School. Ken offered to pay amount to Hillsmere in arrears. There are some Key School traffic issues on Tayman and Great Lake Drives. Mike is considering some options; such as making these roads one-way during certain hours of the day or marking the roads "local travel only."

**BUILDING PERMITS:** Bill Anderson reported that there are no special issues at this time.

**ADMINISTRATIVE REPORT:** Jean Somers reported that we had another successful Come And Get It Day, despite the cold and snowy weather. We took in \$83,000 that day. We are starting the process of electronic *Sea Breeze*. The March *Sea Breeze* will explain that anyone that wishes to continue to receive hard copy of *the Sea Breeze*, will need to opt-in for hard copy. Anyone that wishes to receive an email with a link for the electronic *Sea Breeze*, will need to add their email address to a link on the website.

**POOL COMMITTEE REPORT:**

1. Brooke George received final bids on the bathhouse renovation (attached). The Pool Committee recommends we go with O'Neil Builders. The water conditioner was serviced up to last year. The unit is in good shape and just needs to be serviced again this year. At a previous Board meeting, the Board approved \$3500 for replacement and installation of an 8'

x 4' shed. Brooke found a shed for 1/3 that price. Brooke recommends we not replace the shed at this time. Discussion on shed and on O'Neil Builders. Questions about references, timeline, and work in-house. O'Neil's references will be checked and if all good, a contract will be put together and emailed to the Board. **Mark Carroll motioned the Board approve moving forward with O'Neil Builders pending confirmation of references, timeline, and work in-house. Steve Vanderbosch seconded the motion. Vote taken – unanimously approved.**

2. **Steve Vanderbosch motioned the Board approve the Letter of Understanding for Key School Camp and Swim Club. Mark Carroll seconded the motion. Vote taken – unanimously approved.** Brooke is working on a Letter of Agreement with the Hammerheads. Discussion on the Agreement.

**SECURITY:** Matt Franz is working on the traffic issues on Tayman and Great Lake Drives.

**WELCOMING COMMITTEE:** Kathy McFadden reported that we learned of eight new residents at Come And Get It Day. Nine new residents are getting Welcome Bags this weekend. The bags include a coupon from the pool and information from Piers & Harbor.

**BEACH:** Mike Penn hopes to announce a new Beach Chair at the next Board meeting.

**COMMUNITY CENTER:** Jerry Lichtenberg has nothing to report. Mike Penn is checking on the house to make sure everything is working, especially during this cold weather.

**PIERS & HARBOR:** Steve Vanderbosch mentioned that NOAA reported this winter to have thicker ice than last year. Ice eaters have been running for two weeks. Some complaints from slip renters that ice is blocking in their boats. The purpose of ice eaters is to protect piers, not boats. Slip renters can get their own ice eaters. Come And Get It Day had 50 slip renters pay slip fees. Thirty-nine people are on the slip waiting list. Steve reached out to the first 24 people; 10 slips are available. **Steve motioned the Board approve the expenditure of up to \$2200 in Special Tax Funds for the design, fabrication and installation of two signs for the marina, per the attached quote from Designs & Signs. The signs will be in the standard Hillsmere design. The first sign is a small 12' x 24" "Marina" sign to be placed at the driveway entrance to the marina. The second sign is a larger 24" x 72" "Hillsmere Shores Community Marina" sign to be placed on the berm on the left side at the end of the entrance driveway. Helene Raven seconded the motion. Vote taken – 10 in favor; 1 abstained (Suzanne Martin).**

**OLD BUSINESS:** Mike Penn tried to contact the owner of the house on Huse Drive that is advertising rooms for rent. Mike received no response from the owner. The rumor that HSIA is considering purchasing a liquor license is false. There is no intention of anyone on the Board, and there has been no discussion of, obtaining an annual liquor license for Hillsmere.

There being no further business, the meeting adjourned at 8:50 pm.

Respectfully submitted,

Jean Somers  
Administrator