

**HSIA BOARD MEETING
THE KEY SCHOOL
July 25, 2013**

BOARD MEMBERS PRESENT: Christian Elkington, TJ Hurlburt, Helene Raven, Bill Anderson, Shannon Frece, Nancy Fulton, Ray Sullivan (Absent: Noel Gasparin, Kathy McFadden, Tracy Stanley, Perry Geib)

ADMINISTRATIVE STAFF: Jean Somers, Jim Schwallenberg

GUESTS: Suzanne Martin, Michael Drucis, Jeri Singleton, Colleen O'Connell-Mitchell, Linda Elkington, Wayne Martin

Christian Elkington called the meeting to order at 7:05 pm. Quorum present.

MINUTES: Minutes from the June Board meeting were approved with the following changes:

1. Shoreline Remediation Project approvals (page 2) motion vote – 1 opposed (Bill Anderson)
2. Pet Waste Stations (page 3) motion vote – 1 abstained (Ray Sullivan)
3. Pool Park repairs (page 3) motion vote – 1 against (TJ Hurlburt); 1 abstained (Ray Sullivan)

TREASURER'S REPORT: Nancy Fulton reported on the following:

1. General Fund is doing well.
2. Piers & Harbor has already spent \$66,500 of FY2014 funds. There is about \$7K in slip fees still to be collected from recently rented slips.
3. Pool is doing much better. We should end the summer in the positive. The pool deposit for July is \$5400.
4. Special Tax has \$48,644 in the account from year ended. That will get budgeted in FY2015. \$28,319 carry over from a previous fiscal year will be in FY2014 Special Tax money from the County.

PRESIDENT'S REPORT: Christian Elkington passed out the FY2014 budget so everyone can be informed of their budget. In Special Tax, we have a number of unfunded liabilities because of the rain tax, which is actually the stormwater bill. We will need to find \$1400 in the Special Tax fund to pay for the rain tax. We thought we would need to budget the beach renovation over two years. Except for \$35K, we have completely funded the beach project. Piers & Harbor's biggest problem is the \$40K payback. The pool did pretty well this year, but it is still in the hole, just not as deep a hole. When looking at the budget, remember that a budget on the income side is just an expectation of income. On the expense side, money is not in the bank, so you can't spend it.

APPROVALS & APPEALS: none

“NO SOLICITING” SIGNS: Christian Elkington reported that “no soliciting” signs are for sale at \$20 a sign. The signs can be attached to a wooden mailbox post. It is a great way to keep solicitors out of the neighborhood. HSIA will make a small profit, but very small.

STORMWATER FEE: Christian Elkington reported that the County identified all our community properties, including two beaches. The beach is divided into two parts. See attached handout (Christian went over handout). Christian asked an engineering company to come up with a survey of all un-surveyed properties so we can establish exactly how much square feet of impermeable surface we have.

POOL: Mike Drucis reported that the Pool Committee has been working hard to save every penny. There are some maintenance items coming up. The Pool Committee is trying to decide how to handle these items. The Pool Committee is considering collecting pool membership money in the Fall. For now, many members are happy. We’re trying to formulate subcommittees for pool membership; maintenance; pool house/property; pool contract for bid; rules & policies. We will end the season with the Labor Day party. The parties haven’t cost any money...we’ve actually made some money because we are charging for food at the parties. **Shannon Frece motioned the Board approve \$600 for advance of funds for the Labor Day pool party. Bill Anderson seconded the motion. Vote taken – unanimously approved.**

OLD BUSINESS: Transient Docking – Christian Elkington discussed HSIA’s Transient Docking rules. We currently limit transient docking to 14 days a year and we charge \$25 a day. Marina Rule 8.2 prohibits live-aboards (highlighted handout attached). Marina Rule 7.3 states that slip holders that vacate their slip for a year may occupy a transient slip for the purpose of preparing to leave, returning early, or visiting the marina. This rule does not specify a limitation of time under 7.3. The question is can the slip holder that vacates for a year, but comes back to use a transient slip, live aboard their boat? The intent of the rule, when developed, was not carried through with the wording because the intent is to be able to come back to the marina and use a transient slip and live-aboard for a short period of time. The rule was intended to promote cruising and in order to make this attractive, rent your house, but come back to the marina. The live aboard was not captured in the wording. **Nancy Fulton motioned written permission be given from the Board to Bill and Donna Shuman to live aboard during the time that their boat is visiting the marina. Helene Raven seconded the motion.** Discussion followed. TJ Hurlburt mentioned this has been discussed a lot at the Piers & Harbor Committee level and there is no opposition to temporary live-aboards that fall under 7.3. However, a blanket live-aboard cannot be established. **Nancy Fulton amended the motion that HSIA give written permission from the Board to allow Bill and Donna Shuman to live aboard during the time that their boat is visiting the marina not to exceed 60 days unless an extension is granted. TJ Hurlburt seconded the motion. Vote taken – 6 in favor (one proxy from Noel Gasparin); 1 abstained (Ray Sullivan). Motion approved.** The Piers & Harbor Committee will address amendments/changes to 7.3 and will recommend changes to the Board.

TOWING: Christian Elkington reported that at the last board meeting we discussed towing vehicles at the marina and beach. A decision was deferred until this could be discussed at the July General meeting. A vote was taken at the July General meeting. The vote was overwhelmingly in favor of towing (motions attached). We are far better suited to initiating a

pilot towing program at the marina instead of the beach. Last year, we instituted a marina guest parking pass. The guest passes are not being used. The marina is the ideal site to do a pilot towing program, and then we could see what changes need to be made before we institute a towing program at the beach. Christian Elkington suggests that if we begin this program, after the signs go up, everyone gets one notice before towing the first time. A sign will be installed that towing is enforced. **Nancy Fulton motioned the Board adopt Motion #1 from the general meeting as written (attached). Bill Anderson seconded the motion. Vote taken -- 6 approved (including proxy Noel Gasparin); 1 opposed (Shannon Frece)**

Nancy Fulton motioned the Board defer voting on Motion #2 (attached) until results of towing at marina are evaluated. Helene Raven seconded the motion. Vote taken – unanimously approved.

NEW BUSINESS: Appointment of New Treasurer – Christian Elkington reported that Nancy Fulton is leaving Hillsmere. Christian introduced Suzanne Martin as our new Treasurer. We lost our Treasurer, Bruce Walker, one year ago. Nancy Fulton took over as Treasurer and we appreciate all she has done this year. Nancy Fulton formally resigns as Treasurer. Christian Elkington formally nominates Suzanne Martin as Treasurer. No opposition from the Board.

POOL MEMBERSHIP ALTERNATIVES: Christian Elkington reported that pool membership is a big issue for our pool. The pool needs \$150K in upcoming repairs. We are getting by without repairs, but that won't last long. Christian passed out a spreadsheet of community pools, listing information about membership and costs for each pool (attached). Christian and Linda Elkington will use this information as they begin to speak with pool management companies. This is essential as we will need to competitively bid the pool contract for next year. Membership needs to be decided before we go out for bid for management companies.

PIERS & HARBOR:

1. TJ Hurlburt reported that the Piers & Harbor Committee has started revisions of the P&H rules and regulations. During the pier reconstruction, the Piers & Harbor Committee found holes in the rules. TJ presented the Marina Rules and Regulations (under revision) (attached). This revision fills the holes. This discussion is deferred to the next Board meeting.
2. The Piers & Harbor Committee is also working on rate restructuring. A survey was done of every slip so P&H can better calculate a rate by square footage. This discussion is deferred to the next Board meeting.

There being no further business, the meeting adjourned at 9:25 pm.

Respectfully submitted,

Jean Somers
Administrator