

**HSIA BOARD MEETING  
THE KEY SCHOOL  
March 31, 2016**

**BOARD MEMBERS PRESENT:** Kathy McFadden, Gene Gross, Amy Donovan, Lindsay Abruzzo, Brooke George, Ray Sullivan, Steve Vanderbosch, Noel Gasparin, Lori Nichols-Hogbin (Absent: Mike Penn, Jerry Lichtenberg)

**ADMINISTRATIVE STAFF:** Jean Somers, Kellyann Pavkov

**GUESTS:** Steve Wagner, Phil Jones, Kevin Green, Beau Bourne, Mary Bourne, Sandy Anderson

Kathy McFadden called the meeting to order at 7:05 pm. Quorum present.

**MINUTES:** Brooke George moved to approve the February Board meeting minutes as presented. Amy Donovan seconded the motion. Vote taken – unanimously approved.

**Kathy McFadden reported, in Mike Penn’s absence, that Board Meetings will now be closed to residents unless the resident is on the Agenda. Residents can sit in the audience, but not at the Board Member table. Residents can speak if they are recognized by the President or his/her representative. Kathy McFadden requested that Sandy Anderson attend Board meetings. Sandy Anderson’s comments and contributions will continue to be recognized by the Board and welcomed due to her amount of knowledge and historical data.**

**TREASURER’S REPORT:** Gene Gross reported that we have \$337,664.22 in the Operating Account, \$80,705.17 in the Special Tax Account, for a total of \$418,369.39. Gene and Jim Schwallenberg will meet with the County with questions on Special Tax. Please let Gene know if you have any questions.

**ADMINISTRATIVE:** Jean Somers reported on deposits made in March – approximately \$42,000 for Piers & Harbor and approximately \$10,000 for the Pool.

**PRESIDENT’S REPORT / MAINTENANCE CONTRACT:** Mike Penn not present. Kathy McFadden introduced Steve Wagner. Steve has agreed to be Hillsmere’s maintenance man after the loss of Bill Anderson. Steve has prepared a contract based on Bill’s duties (attached). Steve introduced himself to the Board. **Ray Sullivan moved the Board approve Steve Wagner’s contract for Hillsmere maintenance as presented. Amy Donovan seconded the motion.** Discussion. Steve Vanderbosch mentioned that some of the items on Steve Wagner’s contract would be on an “as needed” basis. There is a core team of Piers & Harbor volunteers that are handling some of the items that Bill Anderson took care of in the past. Steve Wagner agreed. **Vote taken – unanimously approved (Brooke George abstained).**

**POOL:** Brooke George reported that the Pool Committee did very well at Come And Get It Day. Many residents joined the pool to take advantage of the incentive offered. The pool needs more furniture, and it is cheaper to purchase the furniture now instead of closer to the opening of the pool. **Brooke George moved the Board approve NTE \$3000 for new pool furniture. Lori Nichols-Hogbin seconded the motion. Discussion. Vote taken – unanimously**

**approved.** The Pool Committee has reviewed and consolidated the Pool Rules, Party Rules and Operating Rules. Brooke discussed the changes. Much discussion about alcohol at the pool and if there are any repercussions to our insurance if alcohol is allowed. Brooke also discussed that the age that a child can come to the pool alone has been changed. The Board is comfortable with the age change. The Board would like to meet with our insurance agent. Pool Rules will be approved at the April Board meeting.

**PIERS & HARBOR:** Steve Vanderbosch reported that the new piers & harbor season starts tomorrow. Locks will change tomorrow (April 1). As of today, HSIA has collected \$99,746 in slip fees; 9 people are tardy in payments; 16 slips are vacant and ready to be filled; 9 neglect letters were sent. The Slips Committee has offered upgrades to current slip holders. Twenty-one ice eaters have been removed, power washed and stored in the community center. The water is turned on. Three cameras are not working. Piers & Harbor has an outstanding loan balance of \$162,000. Steve asked to make an advanced payment of \$20,000 on the principal. Gene Gross will check. Steve Vanderbosch made the following motions:

1. **Steve Vanderbosch moved the Board approve expenditure of up to \$2500 for Phase II of landscaping at the marina, to include splitting and replanting of bay grasses, additional decorative boulders (if needed), and restoration of driveway drainage ditch provided by Landscape Design Center. Gene Gross seconded the motion. Vote taken – unanimously approved.**
2. **Steve Vanderbosch moved the Board approve expenditure of up to \$1500 for up to two truckloads of gravel for the sandspit parking lot. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**
3. **Steve Vanderbosch moved the Board approve expenditure of up to \$2500 for a boundary survey and site plan for the Boat Park provided by Near Shore Engineering, Inc. Brooke George seconded the motion. Vote taken – unanimously approved.**
4. **Steve Vanderbosch moved the Board approve expenditure of up to \$1000 for removal of dead wood from trees overhanging the Boat Park provided by CKA Tree Service, Inc. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**

**COMMUNICATIONS COMMITTEE:** The Board believes our website is old and needs to be revamped. Michael Gray has been managing our website for free. The Board tasked Lori Nichols-Hogbin with speaking to Michael Gray to see if Michael would like to upgrade our website, given a budget amount. The Board also wants the website updated so that residents can pay fees online. The Communications Committee needs to decide what is appropriate for our website design. It is suggested that the Communications Committee look for volunteers in the neighborhood for website design.

**COMMUNITY CENTER:** A question was posed as to the status of the cover letter for the Community Center survey. Kathy McFadden responded that Mike Penn wanted to announce the survey in the Sea Breeze before creating the cover letter and before the survey would hit the streets.

**STORMWATER:** Kevin Green reported on the stormwater project on Harbor Drive. The new rain garden will be created from the corner of Harbor Drive and Phipps Lane to the corner of Harbor and Great Lake Drives. The cost will be \$350,000 and will be paid by the County from our rain tax dollars. BayLand Consultants and Designers has been hired by the County to design

the watershed. There is an erosion problem along Phipps Lane at the pool parking lot. Boulders have been placed there to stop parking in that area. Plantings at Harbor Drive and the Kayak rack on Beach Drive will take place on April 15 and 22.

**OLD BUSINESS:** Sandy Anderson mentioned that there is a sink hold behind the retaining wall at the beach.

**NEW BUSINESS:** Steve Vanderbosch mentioned that a Bill, called “The Hillsmere Bill”, to have sober houses under state supervision, was passed by the House of Delegates and sent to the Senate. The County is doing work at the pumping station at the marina driveway and will be done in two weeks.

At this time, the Board meeting adjourned for a closed Executive Session, at 9:05 pm.

The Closed Executive Session ended at 9:15 pm.

There being no further business, the meeting adjourned at 9:15 pm.

Respectfully submitted,

Jean Somers  
Administrator