

**HSIA BOARD MEETING
THE KEY SCHOOL
November 20, 2014**

BOARD MEMBERS PRESENT: Christian Elkington, William Anderson, Ray Sullivan, Helene Raven, Noel Gasparin, Mike Penn, Kathy McFadden, TJ Hurlburt (Absent: Suzanne Martin, Mark Carroll, Steve Vanderbosch)

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Phil Jones, Kevin Green, Wayne Martin, Jerry Lichtenberg, Jeri Singleton, James W. MacFetrich, Sandra Anderson

Christian Elkington called the meeting to order at 7:04 pm. Quorum present.

MINUTES: Kathy McFadden motioned to approve the October Board Meeting minutes with the following change: “President’s Report: DPW Generators - Christian Elkington reported that Department of Public Works issued a letter announcing that work to replace the emergency back-up generators in Hillsmere will begin in November and should be done by August 2015. This project may be fairly disruptive and one lane will need to close while work is in process. Helene Raven offered to obtain clarification on the extent of the work.” Mike Penn seconded the motion. Vote taken – unanimously approved.

APPROVALS / APPEALS: None.

TREASURER’S REPORT: Nothing to report.

PRESIDENT’S REPORT: Christian Elkington reported on the following:

1. We have not received the Special Tax check from the County.
2. The Blueguard car was vandalized again. Someone got inside and turned the lights on and called the police.
3. The rain garden at the community center went in on Saturday. It was a chilly day. We had a heavy rain on Sunday and the rain garden performed well.
4. Department of Health is reviewing the diving board request. We have been promised an answer in a week or two.
5. The deadline for the December *Sea Breeze* is today. The Special Tax budget must be in this issue.

ADMINISTRATIVE REPORT: Jean Somers reported for Jim Schwallenberg that we need to increase our fidelity bond to at least \$330,000. Christian Elkington will call State Farm to take care of this. Jean Somers reported that she and Dana Billings met with Highstarr Copy Services to discuss the electronic sending of *the Sea Breeze*. Christian Elkington mentioned that we will not start sending *the Sea Breeze* electronically until July 1, so it will take place with the July/August 2015 issue. Jean mentioned that our bulk mail permit is due. Highstarr Copy Services requests we change our bulk mailing to the Millersville Post Office. Jean will look into this.

BEACH: Kate Penn reported that the shoreline revetment is buttoned up and the slope has been stabilized for the winter. The area has been inspected by MDA and the County and all are satisfied

at this time. More plantings will take place in the spring. The MDA permit will remain open until June 2016. If the planting fails, then we have authorization to install a bulkhead or revetment under our current permit. However, installing a structural system would likely destroy the tree and other vegetation that is there. MDA's preference and the community preference is that we preserve the existing tree and plantings. Funds are available so we can look at other alternatives if the plantings fail. There was a question if the contractor did everything he was supposed to do in regard to his contract. Kate mentioned that yes, the contractor did everything he was supposed to do because he was never contracted to do any plantings. Hillsmere was to do the plantings.

POOL COMMITTEE REPORT: Christian Elkington passed out a draft 2015 Pool Membership form. The Board voted to remove any request for medical info on the pool membership form. Christian went over the new form in detail and discussed changes to the form (see attached explanation).

- 1. Christian Elkington motioned the Board discontinue offering permanent guest passes for family pool memberships of less than four persons. Members who had family pool memberships with permanent guest passes during the 2014 season, and who insist on renewing, are to be grandfathered for 2015 pool season only. Helene Raven seconded the motion. Vote taken – unanimously approved.**
- 2. Christian Elkington motioned the Board no longer offer pool membership incentives other than the September early sign up for the 2015 season; no free guest passes or other Come And Get It Day incentives. Helene Raven seconded the motion. Vote taken – unanimously approved.**
- 3. Christian Elkington motioned the Board approve the 2015 Hillsmere Shores Community Pool 2015 Membership Form, as amended. Mike Penn seconded the motion. Vote taken – unanimously approved.**

PIERS & HARBOR COMMITTEE REPORT: Steve Vanderbosch was absent but emailed a report. Steve would like Come And Get It Day to be scheduled for the 3rd week in February instead of the last weekend.

PROPERTY MANAGEMENT COMMITTEE REPORT:

- 1. Christian Elkington reported that the wall at the basement of the community center is failing. We need a structural engineer to develop a plan for the wall.**
- 2. Christian Elkington reported that the oil tank at the community center needs to be moved outdoor and above ground.**
- 3. Christian Elkington discussed installing FIOS at the community center. The camera system at the community center has been modified and FIOS is needed for the system to be effective. The cost is approximately \$150/month with a two year commitment/discount. Christian will pursue installation of internet and possible extension of internet to the pool.**
- 4. Christian reported that it is very difficult to get bids/contracts for the pool building.**

SECURITY: Christian Elkington reported that we have seen a rise in solicitors in our community.

WELCOME COMMITTEE: Kathy McFadden reported 5 welcome bags delivered recently.

OLD BUSINESS: None

NEW BUSINESS:

1. **Special Tax Budget** - Christian Elkington presented the proposed FY2016 Special Tax budget. **Christian Elkington motioned the Board approve the proposed FY2016 Special Tax budget as presented. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**
2. **Black Walnut Cove Pool Surcharge** - Christian Elkington proposed a new prorated surcharge for Black Walnut Cove pool membership. **Christian Elkington motioned the Board approve the prorated surcharge for Black Walnut Cove as presented. Vote taken – 6 in favor; 1 opposed (TJ Hurlburt). Motion passed.**
3. **Piers & Harbor Rules Changes** – Christian Elkington distributed, for Steve Vanderbosch (absent), revised Marina Rules, Boat Park Rules, and Dinghy Rack Rules. **Bill Anderson motioned the Board approve all Piers & Harbor rules changes. Helene Raven seconded the motion.** Discussion regarding Boat Park Rules changes. **Mike Penn motioned we approve the Marin Rules and Dinghy Rack Rules. Kathy McFadden seconded the motion.** Discussion. **Motion withdrawn.**
4. **Piers & Harbor Rates** - Christian Elkington distributed revised Piers & Harbor rates (attached). **Helene Raven motioned the Board approve the Piers & Harbor rates as presented. Kathy McFadden seconded the motion. Vote taken – unanimously approved.**
5. Christian Elkington told the Board that Bill Anderson is requesting a copy of the contracts associated with the beach restoration. The Board had no objection, but stated that Bill cannot turn over the copies to a third party. Mike Penn stated that this will not change the present course of action.

There being no further business, the meeting adjourned at 9:05 pm.

Respectfully submitted,

Jean Somers
Administrator