

**HSIA BOARD MEETING  
THE KEY SCHOOL  
November 17, 2016**

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

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

**GUESTS:** Paul Barnes, Marilyn Carpenter, Jeri Singleton, Phil Jones, David Miles, Craig Martin, Marc Morlock

Mike Penn called the meeting to order at 7:04 pm. Quorum present.

**MINUTES:** Kathy McFadden moved to approve the October Board meeting minutes as amended. Amy Donovan seconded the motion. Vote taken – unanimously approved.

**TREASURER’S REPORT:** Gene Gross reported that we have \$414,054.88 in the Operating Account, \$43,340.25 in the Special Tax Account, for a total of \$457,395.13. Our Audit has been approved by the County. Gene will write an article for the Sea Breeze for clarification on Ground Maintenance and Repairs & Improvements. The budgets will be in the December Sea Breeze and the Special Tax budget will be mailed to every property owner.

**ADMINISTRATIVE REPORT:** Jean Somers is scheduling Come And Get It Day for the last Saturday in February and asked the Board if that date is okay with everyone. The Board agrees that the last Saturday in February is fine.

**PRESIDENT’S REPORT:** Mike Penn led a discussion on what a Committee Chair is allowed to handle on their own. Article IV of our ByLaws covers this. Mike feels that the Board should not micro-manage Committees and shouldn’t get too involved or we won’t get volunteers to step up and help. Ray Sullivan feels that the Committees are set up to aid the Board. Steve Vanderbosch suggested changing the dollar amount approval ceiling for Committee Chairs, so that Committee Chairs can approve higher expenditures without obtaining Board approval.

**PIERS & HARBOR:** Steve Vanderbosch reported the marina will be winterized on Saturday. Steve asked the Treasurer to approve a \$15,000 principal payment on the loan. A Tree service removed bamboo out of the Boat Park. The marina is considering a proposal to install boat lifts in certain slips. A survey is being conducted to see if any slip holders are interested in financing a lift.

**BEACH:** Marilyn Carpenter reported on the following:

1. Marilyn would like to order an outdoor volleyball net for \$215 to keep up all year at the beach volleyball court.
2. Bill Simpura has winterized the shower area and will open it in the spring at no additional charge.

3. Marilyn would like approval of some improvements to the shower area. **Steve Vanderbosch moved the Board approve \$1550 for IrishGreens Land Maintenance to provide improvements to the shower area as follows:**
  - a. **Replace pressure treated plywood and non-stainless steel fasteners**
  - b. **Install pressure treated 2x6 to cover gap at bottom**
  - c. **Paint exposed wood**
  - d. **Install two large bench boulders**
  - e. **Plant two cortaderia (fountain grass) with large plume****Ray Sullivan seconded the motion. Vote taken – unanimously approved.**
4. Carl Corse has decided he cannot work on the drainage project at the beach. Marilyn Carpenter is working with Dan Hoadley and Dan would like to explore the area. The Beach Committee has a statement of work for the area.
5. Marilyn met with Kompan for playground equipment. Marilyn proposes a new piece of playground equipment, a climbing structure to be placed between the large playground and the Anderson swing. Kathy McFadden recommends Marilyn speak with Kevin Green about permitting and placing something in the critical area.

**SECURITY:** Steve Vanderbosch reported on vandalism that happened at the sandspit. Lines to the work rafts were untied and thrown in the water. Steve caught three youths and has spoken with two parents. Steve needs to get in touch with the third parent.

**COMMUNITY CENTER:** The Community Center Committee wants the Board to express what they're looking for in a community center. The Community Center Committee provided a spreadsheet of Meeting/Banquet Space based on the number of people and the space usage (attached). Following is a list of questions/comments made during the meeting.

- Brooke George asked what is the definition of small, medium, and large in regards to the community center. Brooke was directed to the handout (attached).
- Steve Vanderbosch asked what is the square footage of the current house. 620 square feet.
- Mike Penn asked how much it would cost to gut the current house, leaving the bathroom and kitchen. \$100,000 and house would need to be equipped with sprinklers, be made ADA compliant, and much more.
- Lori Hogbin feels a community center that is 2,000 or 2,500 square feet is sufficient.
- Noel Gasparin said the Board needs to determine the number of people before deciding the size of the room.
- Craig Martin was recognized by the President and asked the Board what the concern is about the size of the community center. Amy Donovan answered the concern of looking too big.
- There was a discussion of parking. Parking will be dictated based on size and number of people.
- Steve Vanderbosch said that at some point, whatever is proposed, it would be prudent to report to the community what it would take to rehab the existing building as a small option (cost and number of people it would hold). Amy Donovan said rehab of the existing building should not be one of the options.

- Gene Gross said the Board should choose a footprint, possibly no bigger than 2,500 square feet to include meeting rooms, offices, restrooms, and a warming kitchen, and get plans and quotes based on the square footage.
- Craig Martin was recognized by the President. Craig mentioned that a contractor can draw concept plans based on square footage and increase or decrease as necessary.

The Board directed the Community Center Committee to obtain two structural concept designs; one design for 100 people and one design for 200 people; one story building with a walk-out basement and deck with a roof.

**NON-PROFIT STATUS:** Gene Gross, Steve Vanderbosch, and Jim Schwallenberg went through old files to research the IRS decision to revoke HSIA's tax-exempt status. Steve found some records regarding the transaction and minutes were found from the timeframe. Mike Ragland, HSIA's lawyer at the time, doesn't have any records. HSIA should try to gather as much information as possible and then investigate this with the IRS. Gene Gross mentioned that no committee should get legal advice without going through the Board.

**OLD BUSINESS / NEW BUSINESS:** None.

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

Respectfully submitted,

Jean Somers  
Administrator