

**HSIA BOARD MEETING
THE KEY SCHOOL
October 27, 2016**

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

ADMINISTRATIVE STAFF: Kellyann Pavkov, Jim Schwallenberg

GUESTS: Crystal Carpenter, Sandy Gelrod, Jane Ruenke, Phil Jones, Kevin Green, Jeri Singleton, Craig Martin, Marilyn Carpenter, Sandy Anderson, Shendon Grove, Marc Morlock

Mike Penn called the meeting to order at 7:02 pm. Quorum present.

MINUTES: Brooke George moved to approve the September Board meeting minutes. Lindsay Abruzzo seconded the motion. Vote taken – unanimously approved.

TREASURER’S REPORT: Gene Gross reported that we have \$419,313.10 in the Operating Account, \$54,809.37 in the Special Tax Account, for a total of \$474,122.47. Gene Gross proceeded with the following motions:

1. Gene Gross moved the Board approve the FY2018 Special Tax Budget totaling \$405,020.00 to be presented to the community for approval. Steve Vanderbosch seconded the motion. Vote taken – 9 in favor; 1 abstained (Jerry Lichtenberg). Motion passed.
2. Gene Gross moved the Board approve the FY2018 General Fund Budget totaling \$19,547.00. Brooke George seconded the motion. Vote taken – 9 in favor; 1 abstained (Jerry Lichtenberg). Motion passed
3. Gene Gross moved the Board approve the FY2018 Piers & Harbor Budget totaling \$146,000.00. Kathy McFadden seconded the motion. Vote taken – 9 in favor; 1 abstained (Jerry Lichtenberg). Motion passed.
4. Gene Gross moved the Board approve the FY2018 Pool Budget totaling \$106,250.00. Ray Sullivan seconded the motion. Vote taken – 9 in favor; 1 abstained (Jerry Lichtenberg). Motion passed.

ADMINISTRATIVE REPORT: Jean Somers not present. Nothing to report.

PRESIDENT’S REPORT: Mike Penn asked Brooke George to brief everyone on the incident that happened at the pool this summer.

HSIA EMERGENCY COMMUNICATION: The Board discussed the crime that took place at Hillsmere Drive and Annapolis Neck Road at approximately 11:30 pm on August 23. Some Board Members would like to see if HSIA could release emergency communications to the community when such a crime is committed. Craig Martin was recognized and said he found a knife and clothing near his home but wasn’t aware that anything had happened. Jerry Lichtenberg requested a copy of the Blueguard contract. Steve Vanderbosch suggested the entire

Board review the Blueguard contract. Blueguard was not on duty at the time of the crime and is not responsible for communicating crime events to the community.

ENVIRONMENTAL: Kevin Green mentioned the County will provide rain garden designs to the Board for review by mid-December.

POOL: Brooke George reported that the pool cover has been returned for re-sizing. Brooke thanked Steve Vanderbosch for helping write the Pool contract.

PIERS & HARBOR: Steve Vanderbosch reported that plumbing repairs at the marina will take place on November 8 & 9. The P&H Committee is revisiting the possibility of boat lifts on C-Dock. A sandspit flagpole proposal will be ready for the November Board meeting.

BEACH: Marilyn Carpenter reported that the outdoor shower will be winterized on November 10. The Board discussed the “no dogs allowed at beach” policy. A resident would like to see if this rule could be changed. The Board was not in favor of changing this rule. The primary concern is the number of children at the beach that would come in contact with dogs. Not only is there a danger of a child being bitten, but children would come in contact with everything that the dog leaves behind. Not all residents are good about cleaning up after their dogs.

COMMUNITY CENTER: Paul Barnes stated documents were sent to the Board just prior to this evening’s meeting. Discussion of the HSIA Special Meeting on October 10. The Community Center Committee is asking for approval for the legal fees to see about changing from a to-profit organization to a non-profit organization.

1. **Lindsay Abruzzo moved the Board approve Kristin Zuroski of Bernstein Feldman for legal review of HSIA profit vs. non-profit status, at an amount NTE \$5,000, subject to approval of a reasonable retainer agreement. We further recommend that Kristin Zuroski be authorized to coordinate and take direction from members of the CCH Committee to review and provide legal advice on, among other factors:**
 - a. **The current state and appropriateness of the HSIA legal/formation documents and By-laws.**
 - b. **Evaluate the for profit vs. non-profit status and its tax impact on current HSIA activities and prospective applications for redevelopment waiver of;**
 - c. **Provide advice on whether the current HSIA legal status is sufficient to claim tax-exempt status for a variety of HSIA operational purposes, including seeking recommendation on next steps and estimated costs to set up a new non-profit HSIA entity.**

Brooke George seconded the motion. Discussion. It was decided not to move forward with the legal decision on for-profit vs. non-profit. The Board is requesting three proposals.

2. **Lindsay Abruzzo moved the Board approve an initial total of \$15,000 from Repairs & Improvements, as follows:**
 - a. **Amy Taylor Design NTE \$7,500 for Phase I to Phase II elements associated with the proposal (see attached), with Phase I (including advice of the design sub-**

- committee) to include preliminary architectural design studies, renderings and elevations, subject to agreement of an acceptable retainer agreement; and
- b. Bay Engineering NTE \$7,500 for preliminary site engineering studies, feasibility studies and site plan, subject to agreement of an acceptable retainer agreement.

Brooke George seconded the motion. Vote taken – 7 in favor; 2 opposed (Steve Vanderbosch and Ray Sullivan). Motion passed.

NOTE: Nothing gets spent until the Board has input into the design. Deadline for the Board is the next meeting, November 17. The Board should contact the CCH Committee members with their suggestions.

OLD BUSINESS: None.

NEW BUSINESS: Amy Donovan mentioned that Brian Cunningham has volunteered to help with zoning violations in our community. Amy stated that Brian is willing to help and the Board needs to help create the position.

There being no further business, the meeting adjourned at 9:00 pm.

Respectfully submitted,

Kelly Ann Pavkov, Communications
Kathy McFadden, Secretary