

**HSIA BOARD MEETING  
THE KEY SCHOOL  
September 24, 2015**

**BOARD MEMBERS PRESENT:** Mike Penn, Kathy McFadden, Jerry Lichtenberg, Bill Anderson, Brooke George, Lori Nichols-Hogbin, Mark Carroll, Suzanne Martin, Helene Raven (Absent: Steve Vanderbosch, Ray Sullivan)

**ADMINISTRATIVE STAFF:** Jean Somers

**GUESTS:** Kelly Ann Pavkov, Martin Tross, Michael Davis, James W. MacFetrich, Brandi Bottalico, Wayne Martin

Mike Penn called the meeting to order at 7:05 pm. Quorum present.

**MINUTES:** Kathy McFadden moved to approve the August Board meeting minutes. Mark Carroll seconded the motion. Vote taken – unanimously approved.

**TREASURER’S REPORT:** Suzanne Martin reported that we have \$347,058.87 in the Operating Account and \$13,662.28 in the Special Tax Account, for a total of \$360,721.15. Budget planning will take place in October and November.

**BUILDING PERMITS:** Bill Anderson mentioned that the house next to the Sunset Drive boat ramp is not in violation of Covenants. The house is 2 ½ stories and is an odd-shaped lot. The house is staying in the footprint of the existing house. Please contact Bill if you see any resident installing solar panels. Solar panel installation needs an Anne Arundel County and HSIA Building Permit.

**ADMINISTRATIVE REPORT:** Jean Somers introduced Kelly Ann Pavkov as the new Sea Breeze editor. Jean mentioned that less than 50% of the community is receiving the Sea Breeze, ever since we converted to both mailed copies and emailed link. Jean will hang signs on the message board and keep reaching out to residents to get residents to opt-in for either mailed copy or emailed link.

**PRESIDENT’S REPORT:** Mike Penn reported that he and Jim Schwallenberg went to the County to try and reduce our stormwater taxes. HSIA was going to hire Carl Corse to apply for an exemption to the taxes through the County, but decided not to pursue this because the reduction would not be worth Carl’s fee. And HSIA would need to reapply every three years.

**PIERS & HARBOR:** Martin Tross reported that the boat ramp at the end of Sunset Drive needs to be repaired (fingerpier needs work and needs to be extended). A sign at the boat ramp is needed stating “For community use only, please lock gate after use.” Discussion of signage.

**COMMUNITY EMAIL POLICY:** Kathy McFadden introduced a Communication Email Policy (see attached). The HSIA Board and Committee Chairs needs to keep in the spirit of cooperation and working together. We are all volunteers. We need to be proactive in the way

we speak to each other. Discussion of the Communication Email Policy continued. Everyone will read Kathy's proposed Policy and digest it.

**COMMUNITY CENTER:** Mike Penn (for Joanne Brew) proposed an estimated timeline for development of an HSIA Community Center. The County has said we can spend Special Tax money to build a community center. We cannot present it to the community until we have plans. Proposed plans include 3000 square feet; enough seating for a wedding or large party. The location has not been determined, but proposing the spot of our current community center. We need funding (about \$15,000) for architectural design and preliminary drawings. Discussion followed. Questions about scope of work for architectural design and preliminary drawings and what will we get for the \$15,000. The Board would like Joanne Brew to outline everything included for the \$15,000. More information will be provided at the next board meeting.

**POOL:**

1. Brooke George reported that we had a good pool season with lots of good feedback from pool members. The pool company is winterizing the pool tomorrow. Mid-Atlantic is winterizing the well. Brooke and the Pool Committee prepared proposed changes to membership and to signups (see attached). Brooke went over the proposed changes and signup incentives. **Brooke George moved the Board approve the proposed 2016 Pool Membership prices and incentives. Kathy McFadden seconded the motion. Vote taken – unanimously approved.**
2. Brooke discussed physical updates to the pool. (RFPs attached) Some highlights include: wading pool needs plaster, plaster in main pool is fine (hold off for now); replace tile and coping, caulking, 3-5 skimmers out of 12 that need replacing, LED lights. Anchor Aquatic and DRD had very comparable pricing. Brooke recommends Anchor Aquatic. Anchor has been very good with current repairs, even though we had Continental as a management company. **Brooke George moved the Board approve NTE \$55,000 for pool renovation maintenance and repairs to be completed by May 1, 2016. Jerry Lichtenberg seconded the motion. Vote taken – unanimously approved.**

**BEACH:** Mike Penn reported that grass was planted on the point and new swing has been installed. Bill Anderson has a proposal to repair the beach sign (\$1100) to include taking the sign apart, replacing the mounting boards, and installing a placard on the front.

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

Respectfully submitted,

Jean Somers  
Administrator