

**HSIA SPECIAL BOARD MEETING
THE KEY SCHOOL
October 10, 2016**

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

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Kate Brew, Wayne Martin, Thomas Schwallenberg, Jeri Singleton, Sandra Anderson, Kevin Green, Phil Jones, Paul Barnes, Marc Morlock

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

COMMUNITY CENTER COMMITTEE: Paul Barnes and Marc Morlock introduced themselves as members of the Community Center Committee. Also on the Committee are Joanne Brew and Jerry Lichtenberg.

Marc and Paul provided booklet handouts to the Board that consisted of Agenda items for the evening, as follows:

- HSIA Legal Entity Evaluation & Recommended Board Resolution
- Committee Preliminary Planning & Proposed Budgeting
- Architectural & Site Engineering Evaluation & Recommended Board Resolution

The Committee gave some historical data as to what the Community Center Committee has been working on and how they've come to decide on proposed size and structure, based on current needs and perspective needs of the community. They are proposing a 3,000 sq ft facility on the lots at Harbor and Great Lake Drive.

Marc Morlock discussed the legal entity. The Committee proposes that HSIA be changed to a tax exempt status. HSIA was tax exempt years ago, but HSIA lost its tax exempt status. It is believed that the status was removed because our amenities are not open to the public. The Committee recommends hiring a lawyer to determine if it is possible to file as a non-profit entity. This would benefit HSIA greatly. The Committee recommends Kristin Zurowski of Bernstein & Feldman. The Committee is unsure how much time and cost would be involved.

The Community Center Survey, which had 360 responses, showed that of the responses received, there was interest in having a Community Center. Board members feel that the survey is not a clear determination of residents being in favor of a Community Center. Kate Grove, Hillsmere resident, spoke about how a Community Center would benefit Hillsmere. Based on other Community Centers in the area, our Center could be the focal point for social events, clubs, meetings, summer camps, and much more.

The Committee discussed the proposed site orientation and proposed parking. The pool parking lot will also be used for additional parking for the Community Center. Ray Sullivan asked if the

Committee had looked at other locations. Yes, the Committee did look at other sites within Hillsmere, but this area is the most feasible.

The Committee presented and discussed Phase I – Preliminary Site Planning & Engineering Cost Analysis from three engineering firms. The Committee interviewed all three firms and made calls to the County. The Committee recommends Bay Engineering.

The Committee presented and discussed Phase II – Preliminary Planning Architectural Costs Analysis. The committee recommends Amy Taylor. Amy just completed a community center at Providence, although our center would be larger. The Harbor Hills Community Center is more comparable to our proposed Center. The Harbor Hills facility has an onsite property manager and budgets on \$125,000 per year for maintenance and operating costs.

Moving forward, the Board feels that two proposed size options are needed. Steve Vanderbosch feels we need to have a more modest structure. Steve feels strongly that another survey needs to go out to the community.

The Committee discussed preliminary budgeting. The estimated cost of \$34 per lot per year for 30 years and \$8 per lot operating cost, for a total of \$42 per lot was discussed.

Paul Barnes posed the question, where does the Board want to go from here? The Board would like to have a chance to review the booklet that was provided by the Committee. The Committee will come to the October Board meeting to possibly move forward on a retainer fee for Kristin Zurowski to look into our tax status.

At this time, Mike Penn opened the floor to any guests in attendance so that a question and answer period could be provided.

The HSIA Board thanked the Community Center Committee for coming to this Special Board meeting and for their presentation and hard work.

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

Respectfully submitted,

Jean Somers
Administrator