

**HSIA GENERAL MEETING  
THE KEY SCHOOL  
March 9, 2017**

**BOARD MEMBERS PRESENT:** Mike Penn, Brooke George, Ray Sullivan, Lori Nichols-Hogbin, Jerry Lichtenberg, Noel Gasparin, Paul Barnes

**ADMINISTRATIVE STAFF:** Jean Somers, Kellyann Pavkov

**GUESTS:** S. J. Dapkunas, James W. MacFetrich, Sheila Kling, John Johnson, Linda Johnson, Kurt Beall, Frank Basil, Barbara Basil, Delmar Villard, Sandra Anderson, Jeremy Chelius, Paulette Schwallenberg, Thomas Schwallenberg, Emily Morse, Nick Kyriacou, Austin Latour, Melanie Grim, Matt Cavanaugh, Chris Moore, Martin Tross, Helene Raven, Doug Freeman, Jennie Dulin, Jeremy Dulin, David Fredlund, Michael Drucis, Chris Ruemke, Jane Ruemke, Neil Bergsman, John Kreiger, Rosie Kreiger, C. F. Elkington, R. Bradshaw, Teresa Sutherland, Suzanne Martin, Kathy McFadden, Kate Brew, Craig Rentch, Mark Carroll, Bill Dempsy, Kari Lopes, Paulette Levantine, Jackie Fletcher, TJ Hurlburt, Valerie Devaris, Rachel Sweeney, Nan Lodor, Mark Levett, Robin Clark, Alfred Parkinson, Vijay Ramraj, Bob Pierno, Nuala O'Leary, Phyllis Saroff, Terry Meisner, Michael Clark, Betty Green, Jerry Green, Marc Wirig, Sarah Slenker, Karl Hauss, Mike Wurst, Joyce Miller, Rosea Upfield, Amber Marcheso, Katie Matta, Donna Bacchi, Christian Matta, Neil Goufried, Ali Colman, Shendan Grove, Scott Shelton, Phil Jones, Charles Metzger, Jeri Singleton, Andrew Van Sant, Bill Cone, Vicki Cone, Dan Wittig, Leigh Gruber, Al Gruber, Jane Waters, Mike Waters, Brian Tollefson, George Breeden, Linda Elkington

Mike Penn called the meeting to order at 7:15 pm. Quorum present.

**MINUTES:** Minutes from the January 2017 General Meeting were accepted as presented.

**TREASURER'S REPORT:** Gene Gross not present.

**COMMUNITY CLUBHOUSE:** Paul Barnes introduced himself as a member of the Community Clubhouse Committee. Also on the Committee are Marc Morlock, Shendan Grove, Joanne Brew and Jerry Lichtenberg. The Committee started with nothing and has worked hard to come up with plans for a Community Clubhouse. The Committee has tried to put everything out to the community through Sea Breeze articles and at Come And Get It Day. This meeting is informational so the community can learn more about proposed plans. The HSIA Board approved \$15,000 for the Committee to provide the community with an overview of what is being discussed, site plans, size, parking, etc.

Paul Barnes introduced Beau Breeden, the Cape St. Claire Homeowner's Association President. Beau spoke about similarities between Cape St. Claire and Hillsmere. Cape St. Claire built a 4,000 square foot clubhouse in 1952. The Clubhouse is the lifeline to the Cape St. Claire community. The building houses an Administrative Assistant that works 30 hours a week and is a multi-use building with a commercial kitchen. The center can be rented for weddings and other functions and has a side meeting room that holds 20 people. The Cape St. Claire clubhouse has more than 400 events per year and the events pay for maintenance of the building. Beau Breeden took questions from the floor.

Paul Barnes gave an overview of the packet handout for tonight's meeting. Paul introduced Rick and Greg from RPH and Terry from Bay Engineering. RPH and Bay Engineering gave a presentation of the engineering and structural architecture design of the proposed community clubhouse.

Questions and Answers followed.

Mike Penn answered some frequently asked questions. Special Tax will not be raised anymore than \$50 a year. See attached FAQ sheet.

**Mike Wurst moved that HSIA shall:**

- 1. Refrain from any further funding of the Community Clubhouse project until a thorough survey of the community is completed.**
- 2. Conduct a thorough, unbiased, neighborhood-wide survey of best-use of all infrastructure and open space resources owned by the Hillsmere Estate Special Community Benefit District. The survey shall use the 2005 Hillsmere Shores Community Survey as a template, updated with additions for exploration of the community clubhouse topic.**
- 3. Convene a survey committee to design and coordinate the execution of the neighborhood-wide survey that targets an 80% response rate. The survey committee shall include representation from all areas of Hillsmere, including the area of proposed community clubhouse, and its membership shall be distinct from the current clubhouse committee membership.**

**Robin Clark seconded the motion. Much discussion. Mike Penn moved to table the motion. Paul Barnes seconded the motion. Vote taken – 43 for; 26 against; motion to table approved.**

Next steps: Mike Penn announced that the Community Clubhouse Committee will try to answer questions at another meeting in April. If the Board decides to do another survey, it will be discussed at the March Board meeting.

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

Respectfully submitted,

Jean Somers  
Administrator