

**HSIA BOARD MEETING
THE KEY SCHOOL
May 25, 2017**

BOARD MEMBERS PRESENT: Mike Penn, Lori Nichols-Hogbin, Brooke George, Lindsay Abruzzo, David Miles, Steve Vanderbosch, Ray Sullivan, Paul Barnes, Gene Gross (Absent: Jerry Lichtenberg, Amy Donovan). (Ray Sullivan left the meeting at approximately 8:45 pm)

ADMINISTRATIVE STAFF: Jean Somers, Kelly Ann Pavkov

GUESTS: Matt Franz, Mike Wurst, Rob Upfield, Sandra Anderson, Marilyn Carpenter, Thomas Schwallenberg, Phil Jones

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

MINUTES:

1. **Steve Vanderbosch moved to approve the April Board meeting minutes with the following changes:**
 - **ENVIRONMENTAL:** Line 11 – Noel Gasparin and Kevin Green propose they jointly manage maintenance of the rain gardens for Hillsmere. Brooke George and Amy Donovan consider payment for this a conflict of interest.
 - **POOL:** First sentence – Brooke George reported that we are getting the well shocked.

Brooke George seconded the motion. Vote taken – 5 in favor (including Mike Penn); 4 abstained (Ray Sullivan, Dave Miles, Lindsay Abruzzo, Lori Nichols-Hogbin). Motion passed.
2. **Steve Vanderbosch moved to approve the May 18 Special Board meeting minutes. Lindsay Abruzzo seconded the motion. Vote taken – 7 in favor; 1 abstained (David Miles), motion passed.**

TREASURER’S REPORT: Steve Vanderbosch moved the Board accept the written Treasurer’s Report. Ray Sullivan seconded the motion. Vote taken – unanimously approved.

ADMINISTRATIVE REPORT: Jean Somers reported that there is a Memorial Day celebration to recognize veterans at the beach on Monday, May 29, at 10 am. There is also a Memorial Day pool party starting at noon on Monday, May 29.

PRESIDENT’S REPORT: Mike Penn moved the Board send out a second Community Center survey to gauge community interest, location, price and a yes or no majority. Steve Vanderbosch seconded the motion. Discussion. Paul Barnes asked why we can’t take a vote at a general meeting. Mike Penn feels it’s the Board’s due diligence to reach as many people as possible. A question was raised if the Community Center will eventually be approved by a 51% majority of property owners? Paul Barnes has documentation that states we do not

need 51% of the property owner's approval. **Mike Penn called the question.** Ray Sullivan – continuous interruption. Mike Penn noted that Ray Sullivan was out of order. **Motion withdrawn.** **Gene Gross moved the Board provide feedback and amendments to the Community Center Survey that Mike Penn presented, and Mike Penn will prepare a final version of the Community Center Survey.** **Dave Miles seconded the motion.** **Vote taken – 6 in favor; 1 opposed (Ray Sullivan); 1 abstained (Paul Barnes); motion passed.**

PIERS & HARBOR: Steve Vanderbosch reported that we currently have seven vacant slips. Offers have been made to residents for a spot in the Boat Park. Six volunteers cut bamboo. Steve Vanderbosch moved as follows:

1. **Steve Vanderbosch moved the Board approve the expenditure of Piers & Harbor funds NTE \$3,000 to The Power House, for: (1) the repair and refurbishing of 6 ice eaters (\$1,691.33) not serviced since 2006, per The Power House proposal; (2) the purchase of two ice eater dock mounts (\$878) for use at boat ramp docks; and (3) the purchase and installation of screens (\$152) on the 6 repaired ice eaters.** **Lori Nichols-Hogbin seconded the motion.** Discussion. HSIA has 22 ice eaters manufactured by The Power House, which is the best suited to maintain its proprietary products. A survey revealed two $\frac{3}{4}$ hp (P750) ice eaters and four $\frac{1}{2}$ hp (P500) ice eaters had not been serviced since at least 2006. This is the first phase of an annual preventive maintenance program to service all 22 ice eaters. The dock mounts are a new product designed to make under-dock circulation easier to achieve. These will be used initially at the boat ramp docks. **Vote taken – unanimously approved.**
2. **Steve Vanderbosch moved the Board authorize BGE to remove HSIA-owned mercury vapor street lamps at the Sunset Drive and Beach Drive Boat Ramps and replace them with BGE-owned Sodium vapor street lamps with shields to limit light pollution into neighboring properties.** **Lori Nichols-Hogbin seconded the motion.** Discussion. Cost is approximately \$10/lamp/month, but will be offset somewhat by removing existing mercury vapor lamps from current BGE metering. Shields may cost \$150 each. **Vote taken – unanimously approved.**

SECURITY: Matt Franz passed out a Security handout (Response to April Minutes – attached) and took questions regarding Security from the Board. Discussion of needles found in Hillsmere. Matt said that residents call Mac, our Blueguard Security Officer, if they find needles. Mac removes the needles and turns them into the police department. Matt mentioned that if anyone has a problem with Mac, please contact Matt. Mac is acting on Matt's orders. Rules are in place and until the Board changes the rules, Mac will continue to enforce as is. Security is running well. The Board wants someone from the Security Committee to come regularly to meetings. Matt referred the Board to Mac's weekly email, sent by Blueguard Security. If anyone has a question regarding the information in the weekly email, please contact Matt right away. Matt has four people that can join his Committee. There is a question if the beach should have cameras? Matt thinks we can always try cameras. Matt feels that an automatic gate at the beach would be a good idea.

POOL: Brooke George reported that we had an awesome work day at the pool and the pool is ready for the opening. We currently have 140 Family memberships (including Black Walnut Cove); 100 Adult memberships; and 20 Youth memberships. Brooke George moved as follows:

- 1. Brooke George moved the Board approve funds NTE \$700 out of the Pool Operating Account to purchase two new grills with stainless steel grates. Lindsay Abruzzo seconded the motion. Vote taken – unanimously approved.**
- 2. Brooke George moved the Board approve funds NTE \$750 out of the Pool Operating Account to purchase burgers, dogs, buns, condiments and paper products for the Memorial Day Pool party. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**
- 3. Brooke George mentioned that we needed to spend more dollars on the pool building bathroom floor. The building is so moist that dehumidifiers needed to be rented and a better base was purchased. Brooke George moved the Board approve an additional \$600 out of the Special Tax Account for the additional work to the Pool bathroom floor. Lindsay Abruzzo seconded the motion. Vote taken – unanimously approved.**

BEACH: Marilyn Carpenter reported that the broken pipe at the shower has been repaired. There are shingles missing on the large pavilion and the large pavilion needs a new roof. Marilyn will get three bids. The Beach Committee is having an open meeting on July 18 at 5 pm the beach pavilion. All are welcomed and hot dogs will be on the grill. Marilyn is looking into an automatic gate for the beach. Work is continuing on the two major improvement projects at the beach; the installation of a new drainage system between the two playgrounds and construction of a new walkway by the beach. The required permits have been received for the drainage system and work will begin on June 12, weather permitting. The area will be sodded and fenced off for approximately three weeks and watered daily. Permits for the new walkway have been submitted and we are awaiting approval. The new boardwalk style walkway will run approximately 175 feet from the footbridge to past the foot wash area.

Upon motion of Mike Penn, seconded by Steve Vanderbosch, the Board voted to convene in closed Executive Session to discuss a personnel matter and a legal matter. At approximately 8:55 pm, the Board convened in closed Executive Session. Those present were: Mike Penn, Lori Nichols-Hogbin, Brooke George, Lindsay Abruzzo, David Miles, Steve Vanderbosch, Paul Barnes, Gene Gross and Jean Somers. The Board discussed a personnel matter and a legal matter. No actions were taken by the Board.

The Closed Executive Session ended at 9:15 pm.

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

Respectfully submitted,

Jean Somers
Administrator