

**HSIA BOARD MEETING  
THE KEY SCHOOL  
April 26, 2018**

**BOARD MEMBERS PRESENT:** Mike Penn, Gene Gross, Marilyn Carpenter, Steve Vanderbosch, Mike Wurst, Michael Waters, David Miles, Robin Clark Eilenberg (Absent: Jerry Lichtenberg, Ray Sullivan, Teresa Sutherland)

**ADMINISTRATIVE STAFF:** Jean Somers, Kelly Ann Pavkov, Jim Schwallenberg

**GUESTS:** Sandra Anderson, Nick Kyriacou, Brooke George, Phil Jones, Jeri Singleton, Tom Mann, Kevin Green, Noel Gasparin

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

**MINUTES: Steve Vanderbosch moved the Board approve the March Board Meeting minutes, with the following changes:**

1. **Beach: (Line 3): David Miles requested that Marilyn and the Beach Committee develop a “master plan” for the Beach. Add “Marilyn Carpenter responded that the Beach Committee has a master plan.”**
2. **Beach: (Line 11) Replace Marilyn Carpenter with Noel Gasparin, as follows: “Noel Gasparin to reach out to Key School about the possibility of a pet waste station on field across from beach parking lot.”**

**Mike Wurst seconded the motion. Vote taken – unanimously approved.**

**TREASURER’S REPORT:** Gene Gross reported that we have \$553,046.91 in the Operating Account; \$344,139.16 in the Special Tax Account; for a total of \$897,186.07 as of March 31, 2018. Gene Gross reported that we have received a second disbursement of Special Tax money from the County. **Gene Gross moved that the Board approve, in accordance with Section 10 of the HSIA Bylaws, to have a General Fund audit done each year, in addition to the Special Tax Fund audit each fiscal year. Dave Miles seconded the motion. Vote taken – unanimously approved.**

**SECRETARY’S REPORT:** Mike Wurst presented the HSIA Board Meeting Agenda Time Allocation Guidelines (attached). Mike asked that the Board look at the proposed changes of Bylaws Articles I-III. The Bylaws Committee is looking for feedback from the Board.

**ADMINISTRATIVE REPORT:** Jean Somers reported that Kevin Green is having a meeting of Happy Hour volunteers on May 1. Dumpster Days is scheduled for June 1 and 2. The METAVivor Race is scheduled for Sunday, July 8. We are gearing up for summertime events.

**PRESIDENT’S REPORT:** Mike Penn reported that Board Member Mike Waters suggested HSIA assess its assets. Mike Waters is gathering an ad hoc committee to audit our capital in Hillsmere, to include categorizing what we own and looking to prepare a Capital budget for 5 to 10 years.

**POOL:** Brooke George reported the grassy area on the south side of the pool fence has drainage issues. Water pools and the area gets muddy. Noel Gasparin met with three contractors and received quotes to remove the current grass and weeds and to sod and re-seed the area (Grounds Management, American Lawn, and BrightView. **Mike Waters moved that the Board approve \$2,915 out of the Pool's Improvement budget for a landscaping project to fix pooling water problem inside the pool enclosure. The project will be completed in its entirety by Grounds Management Landscaping and consists of stripping existing grass, regrading area to mitigate pooling water problem and installing sod on the grassy area on the parking lot side of the pool inside the pool fence. Marilyn Carpenter seconded the motion. Vote taken – unanimously approved.** Brooke George discussed overgrown junipers and sweet gum shrubs/trees that haven't been maintained around the pool parking lot. Brooke would like to have the Board approve \$1500 to remove the overgrown shrubs at the corner of Great Lake Drive and Phipps Lane. Mike Waters suggested waiting until the new rain gardens are in place on the property surrounding the pool.

**HOUSE COMMITTEE:** Mike Waters presented a Hillsmere House Committee Report (attached). Mike spoke about the status of the Hillsmere House. The House is mainly used for storage for Committees. The House is structurally sound. Mike Waters discussed the Committee Report's Request for Direction. The Committee suggests opening the first floor for office space and meeting space. The Committee would like to know what the Board would like to do with the house. Gene Gross suggests getting information together and bringing the information to a general meeting. The Board agrees with the suggestions made by the Committee, per attached report. The Committee will move forward with modifications.

**PIERS & HARBOR:** Steve Vanderbosch reported on the Boat Lift Proposal (attached). There are five people interested in boat lifts at the marina. The lifts will cost about \$8,000 per lift. Piers & Harbor can finance and rent the lifts with additional cost to the slip renter, or we can use the Lucky 26 option, where a resident pays the entire amount upfront and HSIA draws down on the funding provided by the resident for future years of rental. **Steve Vanderbosch moved the Board approve, in accordance with the Boat Lift Proposal, Piers & Harbor financing and purchasing five lifts with an option to purchase three more lifts. Marilyn Carpenter seconded the motion. Discussion. Vote taken – approved (Mike Wurst, Steve Vanderbosch, Marilyn Carpenter, Dave Miles, Robin Eilenberg); opposed (Gene Gross); abstained (Mike Waters) – motion passed.** Steve Vanderbosch reported that the marina gate reader is fixed. The new motor controller broke on the gate. Piers & Harbor locks were changed April 1 and new locks were put on the pumpout and fuel spill boxes. The water has been turned on and is working. An ice eater removal party took place on April 14 and all ice eaters were cleaned and stored in one hour. A new water pump has been installed. Waiting on repair parts for the backflow preventer. There was a Nautical yard sale on April 21. Six people were selling and there was a steady stream of people coming to the sale. The grass has been cut and the grassy strip has been cleaned up at a Spring cleanup. The Slips Committee has gone through the entire waitlist and has ten vacant slips. Thirteen slips have been given up this year. We activated the pump out and may need a new pump out soon. We can perform some maintenance to the pump out. A new pump out will cost about \$5000 to \$11,000. Last month, the Board approved Near Shore Engineering to design/work on the Sunset boat ramp. We need a special exception permit, which requires more notifications and more hearings. Near Shore will apply for the Federal and

State permits all at once. Near Shore's cost increase is an additional \$4600; last month we approved \$10,000. Steve will request approval at the May Board meeting. Steve made the following motions:

1. **Steve Vanderbosch moved the Board approve the expenditure of P&H funds NTE \$2,000 to The Power House, for: (1) the repair and refurbishing of six ice eaters, per The Power House proposal; (2) the purchase of two ice eater dock mounts; and (3) the purchase and installation of screens on the six repaired ice eaters. Total Power House estimate \$1,888.84. Motion seconded by Gene Gross. Vote taken – unanimously approved.**
2. **Steve Vanderbosch moved the Board waive Marina Rules 2.3 and 2.5 for the 2018 season only, to allow a limited number of property owners (no more than 5) to rent a second slip at the Marina. Dave Miles seconded the motion. Vote taken – unanimously approved.**
3. **Steve Vanderbosch moved the Board re-authorize the expenditure of funds NTE \$2,500 for landscaping services to restore the drainage ditch along the left (North) side of the Marina driveway. The Board previously authorized this expenditure in 2016, but the work was not contracted or done. Marilyn Carpenter seconded the motion. Vote taken – unanimously approved.**

**ENVIRONMENTAL:** Kevin Green reported that he attended a County pre-construction meeting on Monday about the rain gardens at the pool property. Engineers are already starting on the rain gardens. Kevin hosted two informational meetings for the community and only three people showed up. The construction should take 10-12 days and only one lane will be open on Harbor Drive. The construction will probably take three weeks.

**BEACH:** Marilyn Carpenter reported that a beach clean up will be on Saturday, May 5, at 9 am. A new nettle net has been ordered and should be delivered around May 11. The electrical outlet problem at the pavilion is fixed. Declining Crab Apple trees have been removed and nine River Birch trees have been planted. **Marilyn Carpenter moved the Board approve the expenditure of not more than \$1,700 to Certapro for repairs to large pavilion. Certapro will pressure wash and paint/seal the interior underside of the large pavilion roof and the support beams and columns per proposal. Dave Miles seconded the motion. Vote taken – unanimously approved.** We are signed up for Operation Clearwater through the South River Federation for summer testing of our river water. Plumbing behind the shower will be replaced. The sea wall needs attention. Kevin Green will get in touch with ESA who performed our 2010 study on the sea wall. Discussion of the sea wall followed. The perimeter of the tot playground needs replacing. Dave Miles will look into permits for this and we need a site plan. Marilyn discussed new playground equipment for the timbered area on the west end near the large pavilion. Marilyn requested the purchase of this equipment one year ago, but Gene Gross recommended we wait while we funded a new walkway and drainage repair at the beach last year. Gene Gross put funds in the budget for the playground equipment for FY2018; \$25,000 available until June 30, 2018. Marilyn would like to purchase a Kompam/Corocord MiniSpaceNet. Marilyn provided dimensions, shipping cost, installation, surfacing and other specifications. Much discussion. Motion was not presented, but will be presented to the community at the May General meeting.

**OLD BUSINESS / NEW BUSINESS:** None.

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

Respectfully submitted,

Jean Somers  
Administrator