

**HSIA GENERAL MEETING
THE KEY SCHOOL
May 9, 2019**

BOARD MEMBERS PRESENT: Michael J. Waters, Claire Corcoran, Gene Gross, Phil Jones, Steve Vanderbosch, Marilyn Carpenter (Absent: Mike Wurst, Dave Miles, Ray Sullivan, Brian Gallagher, Robin Clark Eilenberg)

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Jeri Singleton, Favia Vasquez, Marc Zirig, Sandra Anderson, Douglas Freeman, Earl DiLulio, John Stahar, Stacey Corse, S. Peters, Sue Schou, Denise Klakring, Dave Klakring, Brian Reinhart, Susan Reinhart, Rick Elliott, Lin Foa, Paulette Schwallenberg, Tom Schwallenberg, Amelia Matthews, Carolyn Lindow, Steven Gary

Mike Waters called the meeting to order at 7:05 pm. No quorum present.

MINUTES: No quorum for previous meetings, so minutes can be approved at this meeting without a quorum. **Phil Jones moved to approve the March General meeting minutes. Marilyn Carpenter seconded the motion. Vote taken – unanimously approved.**

TREASURER'S REPORT: Gene Gross reported that we have \$659,799.76 in the Operating Account, \$430,899.43 in the Special Tax Fund, for a total of \$1,090,699.19 as of March 30, 2019.

SECRETARY'S REPORT: Mike Wurst reported that we are placing a request for bids for the nine pet waste stations, weekly trash pickup at the beach, and rain garden maintenance in the June Sea Breeze. Bids are due June 15 and the contract will run July 1, 2019 to June 30, 2020.

SECURITY: Claire Corcoran introduced Mike Collins of Stay Alert Security, our current security contractor. Mike Collins passed out business cards and encouraged all residents to contact him at anytime whenever there is a concern regarding our security guard, Mac. Mike invited anyone to call him seven days a week and he would be happy to discuss any concerns. Mike discussed the current complaints against Mac, to include the Facebook complaints and posts. Mike feels that Mac has served the community well for eight years and will be overseeing the work that Mac does. Let's keep the communication open and positive and let's work together to make the community a better place. Please slow down and think about what you're saying on social media. The community beach is a wonderful asset for all community residents. Continued discussion as to what our security guard should ask for as ID for the beach and marina. Much discussion. Claire Corcoran thanked Mike Collins for coming to the meeting.

ZONING: Claire Corcoran spoke about homes that have multiple families living under one roof and businesses being run out of the homes. Airbnb was also discussed because homeowners are renting their homes weekly. We currently have at least 10 Airbnb homes being run out of Hillsmere. Claire is looking to the County to decide on laws for rooming/boarding homes and Airbnb weekly rental homes. It is the understanding that since we are not an HOA, we cannot enforce boarding rules. The County is leaving these determinations up to individual communities.

HILLSMERE HOUSE: Tom Schwallenberg discussed renovations at 119 Great Lake Drive, known as the Hillsmere House. Tom described the house as a small rancher that is 1000 square feet with a carport and basement. Tom is chairing a committee to redevelop the facility so that it can be used as a Business Center, a storage facility, and meeting space. The House Committee is meeting every third Wednesday of the month. All are welcome. The agenda for the next meeting is to evaluate floor plans.

ENVIRONMENTAL: Mike Waters reported for Kevin Green that we are receiving a \$5,000 grant for plantings and Hillsmere is matching the grant by adding another \$5,000.

PIERS & HARBOR: Steve Vanderbosch reported on the following:

1. Eight boat lifts have been completed and are assigned
2. All but 5 slips are rented
3. Some residents may rent a 2nd slip
4. Ice eater removal and marina clean up took place
5. Sunset boat ramp – we are waiting for the wetlands license to be approved by the Department of Public works. Construction will not happen until the fall.

BEACH: Jeri Singleton reported on the following:

1. The May 4th Beach Committee meeting discussed towing at the beach and discussed lowering and raising of the sea nettle nets.
2. There is a hole that has developed at the wall. Phil Jones installed a 4x8 plank
3. The kidney shaped rain garden is working well. Tommy Grierson will do the planting
4. Adding “residents only” to beach signage
5. The railing on the steps has been repaired. Tommy will paint the steps with non-skid paint
6. Phil Jones will install new rope and new bucket seat at tot lot
7. The climbing gym structure is enroute
8. The fence on the west side will be replaced by the resident bordering the beach
9. There is an osprey nest on a light pole
10. The beach cleanup went well

POOL: Mike Waters reported that there is a pool clean up on Saturday from 9 am to noon. The pool is on track to open.

OLD BUSINESS / NEW BUSINESS: None.

There being no further business, the meeting adjourned at 9:00 pm.

Respectfully submitted,

Jean Somers
Administrator