

**HSIA BOARD MEETING
VIRTUALLY VIA ZOOM
May 28, 2020**

BOARD MEMBERS PRESENT: Michael Waters, Mike Wurst, Ray Sullivan, Claire Corcoran, Phil Jones, Gene Gross, Steve Vanderbosch, Chris Grim, Dave Miles, Jeri Singleton, Jay Harper

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Kevin Green, Danielle Franz, Paul Barnes

The meeting began at approximately 7:00 pm. Due to COVID-19, this is a Zoom meeting, so members are joining virtually over the internet. Mike Waters will record the meeting and asked if there were any objections. No objections.

Mike Waters asked if there are any changes to the Agenda. No changes.

Approval of minutes from the April meeting not needed. The April meeting was an unofficial zoom meeting and minutes were labeled as "Discussion Notes".

TREASURER'S REPORT: Gene Gross was having trouble communicating through zoom so Mike Waters went over the current Treasurer's Report and took questions.

SECRETARY'S REPORT: Mike Wurst discussed our current email issues. We are trying to operate as a small business with a provider that has put in stricter rules. We are also operating with forwarding addresses outside of the domain. Every board member is going to need a separate account that they can access. Mike will work on setup with Board members.

ADMINISTRATIVE REPORT: Jean Somers reported on the following:

1. Recreation and Entertainment events have been cancelled for June and July.
2. Beach parties are still on hold unless the event has 10 or less people. Most residents are rescheduling their pavilion reservations. We received thank you cards from the family of Audrey Howard, thanking the Board for allowing the Howard wedding at the beach, with less than 10 people and with social distancing.

ENVIRONMENTAL & SHORELINE PROTECTION: Kevin Green reported that he has walked shorelines at the marina and beach seawall. Revetment is down and needs to be built back up with rock. This is just maintenance for both shorelines.

1. Kevin Green has a proposal from Pay Dirt, LLC to provide all labor, materials, and equipment to install 3 loads, approx. 60 tons of class 1 Rip Rap, in along the shoreline at the marina. Steve Vanderbosch added that rip rap is sinking at the marina. There have been two flood-over events this season due to high tides. Steve would like approval for additional stone. **Steve Vanderbosch moved the Board approve the proposal of Pay Dirt, LLC to repair revetment at the marina at a cost of \$9950 and \$6000 for additional loads of stone if needed. Ray Sullivan seconded the motion.** Discussion. Phil Jones mentioned this does not meet HSIA's requirements for three bids. Steve Vanderbosch investigated rip rap repair a year ago and prices

were over \$100,000 for maintenance. Steve mentioned this can be treated as an emergency condition. Mike Waters mentioned the money is in the budget and this is a great price, although that does not meet Phil's concerns. **Vote taken – (7 in favor (Mike Wurst, Ray Sullivan, Claire Corcoran, Gene Gross, Steve Vanderbosch, Chris Grim, Dave Miles); 1 opposed (Phil Jones); motion passed.**

2. Kevin Green has a proposal from Pay Dirt, LLC to provide same as above for the Beach. **Ray Sullivan moved the Board approve the proposal of Pay Dirt, LLC for the Beach in the amount of \$6150, plus an approximate \$3000 for additional stone if needed, to install rip rap along the shoreline and inspect and repair the 4" pipe, backfill, and place rip rap. Steve Vanderbosch seconded the motion.** Discussion. Phil Jones asked if Pay Dirt is a licensed engineer? By previous motions from the Board, it is unacceptable if not a licensed engineer. Kevin Green, Ray Sullivan, and Jeri Singleton all met with a licensed engineer and that engineer said we do not need engineer drawings and recommend Pay Dirt, LLC. **Vote taken – 4 in favor (Ray Sullivan, Gene Gross, Steve Vanderbosch, Dave Miles); 4 opposed (Mike Wurst, Phil Jones, Chris Grim, Jeri Singleton); 1 abstained (Claire Corcoran); motion did not pass.**

BEACH: Jeri Singleton would like to have two more handrails installed on the stairs at the beach swim area. **Jeri Singleton moved the Board approve \$3300 for Irish Greens to install two stainless steel fabricated handrails on the beach stairs at the swim area. Chris Grim seconded the motion.** Discussion. Claire Corcoran and Dave Miles mentioned we need drawings before approval. Mike Wurst and Mike Waters mentioned we need more bids. We had issues with Irish Greens' work on the walkway at the beach. **Motion withdrawn awaiting more quotes.**

POOL: Mike Waters gave a recap of our pool contract with Anchor Aquatics. The contract with Anchor was signed a few years ago and the contract automatically renews in the Fall of each year, unless we tell Anchor otherwise. Due to COVID, Mike Waters withheld our April pool payment to Anchor and started negotiating a maintenance contract instead of operational contract, waiting to see if the Governor would allow pools to open. We currently need to replace our pump. Anchor quoted \$10,800 to replace. Yesterday, the Governor said outdoor pools can open on May 29 with conditions. Three options are suggested for discussion:

- Resume original agreement for \$73,905 with good faith negotiations at the end of the season for any shortage in services and a pump replacement agreement for \$10,813 for a total of \$84,718. The \$73,905 will be paid by the pool account, with \$10,813 paid by special tax.
- Replace original agreement with maintenance only agreement for \$12,863 and a pump replacement agreement for \$10,813 for a total of \$23,676. The pool would not open leaving an obligation to return memberships fees and pay the total with special tax.
- Walk away by paying \$6,700 for services rendered The pool would not open and there would likely be mosquitos and ph damage to the pipes. The total would be paid by special tax.

Danielle Franz, Pool Chair, recommends we go as planned and open the pool. Danielle sent a survey to pool members and the members overwhelmingly wanted the pool to open. Anchor Aquatics is working on an email to explain restrictions. The pool furniture will be adjusted and the baby pool will remain closed. Danielle is working on approval for babies in swim diapers to be in the shallow end of the pool. No parties, no guests and we probably will not open until the 3rd week of June. Discussion. Need to

discuss liability. **Gene Gross moved the Board approve the opening of the pool and the purchase of a new pump at \$10,813. Jeri Singleton seconded the motion. Vote taken – unanimously approved.**

PERMITS: Dave Miles reported on the following:

1. Accessory building taller than the house – permit pulled and is being revised.
2. George Buss – looking to build on his lot on the corner of Locust and Poplar Lane. In 2016, the Permit Chair at that time stated at a Board meeting that this lot qualifies for a variance because it is a corner lot and an odd-shaped lot. The builder wanted approval from HSIA that HSIA will not contest the build. HSIA said they would send a letter stating that the build has been presented and HSIA does not have objection, but will consider after a County building permit is issued.
3. Paul Barnes – Paul is currently on our zoom meeting and is requesting a variance. However, no letters from adjoining neighbors have been submitted. The current deck is in the 15' setback and Mr. Barnes wants to replace the deck and add four footers for safety purposes. Dave Miles has asked Mr. Barnes numerous times for an accurate dimension to the side property line so that HSIA can know the actual requested encroachment. The site plan provided indicates 13 feet, though it is shown as less than 10' from the property line. Mr. Barnes will get everything to Jean Somers and she will copy and deliver to board members. A special meeting will be held on Thursday, June 11, 7 pm via zoom.

There being no further business, the meeting adjourned at 9:05 pm.

Respectfully submitted,

Jean Somers
Administrator