

**HSIA GENERAL MEETING
KEY SCHOOL IN PERSON & VIRTUAL
May 11, 2023**

BOARD MEMBERS PRESENT: Tom Anderson, Mike Wurst, Claire Corcoran, Adam Blugis, Steve Vanderbosch, Christian Elkington, Maureen Sherer (Absent: Ray Sullivan, Timothy Cantor, Gene Gross, Kevin Green)

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Bill Barker, Gregory Clements, John Malone, Bill Schrott, Cari Bower, Robin Clark, Rosemary Foltis, Charles Metzger, Doug Freeman, Garrett Tache, Michael Waters

GUESTS JOINING VIRTUALLY: Christy Hollywood, Jane Waters, Helene Raven, Marguerite Ratz

Tom Anderson called the meeting to order at 7:06 pm. No quorum. We can conduct business since the March meeting didn't have a quorum.

MINUTES: Christian Elkington moved to approve the January 2023 General Meeting minutes and the March 2023 General Meeting minutes. Maureen Sherer seconded the motion. Vote taken – unanimously approved.

OPENING COMMENTS: Tom Anderson welcomed everyone to the May General meeting and went over the format for the meeting.

SANDSPIT LIVING SHORELINE: Steve Vanderbosch reported on the Living Shoreline at the sandspit. We've been working on the Living Shoreline for quite a while and have reported it every month in the Sea Breeze. We are at a decision point. HSIA won't go forward without general membership ratification. Before the Board can encumber property, HSIA needs approval from the general membership. Obtaining a permit does not encumber the property, but getting a permit means you're serious, so HSIA wants ratification from the general membership at this time. The contract amount at this point is about \$20,000. Steve went over the contract and design. Anyone can review the design, please see Steve to do so. The cost estimate for the Living Shoreline is \$600,000 to \$800,000. We are looking to apply and hopefully obtain grants. **Steve Vanderbosch moved that the Hillsmere Shores General Membership ratify the decision of the HSIA Board of Directors to proceed with filing a Joint Permit Application for federal and State permits to construct the Hillsmere Shores Coastal Resiliency Project, also known as the Hillsmere Shores Sand Spit Living Shoreline Project. Adam Blugis seconded the motion. Discussion and questions/answers followed. Vote taken – unanimously approved.**

PRESIDENT'S REPORT: Tom Anderson reported as follows:

1. Welcome to Robin Clark as our new Permits Chair
2. Welcome to Cari Bower as our new Security Chair
3. Welcome to all at the meeting. It is very important to have participation, so thank you.

4. Tom discussed our Security RFP
5. Property Manager – We've received applications with various levels of qualifications. The Executive Board will meet next week and then interviews will take place.
6. Front Entrance – the front entrance was cleaned last Fall and lots of new plantings were added. We are putting in a watering system for the front entrance garden. We will have some ongoing maintenance costs.
7. New Field Committee – Mike Waters is Chairing our new Field Committee to consider the best use of the property between the pool and community house.
8. Tom Anderson is planning to spend more time with County leaders and has had meetings with Lisa Rodvein, to include meetings with the multi-cultural office and the Planning & Zoning Office. Tom Anderson recognized Claire Corcoran who works tirelessly on zoning issues.
9. Letters have gone out to residents that have PODs and dumpsters in front of their houses or in their driveways, to state the length of time these are allowed. Many are now gone.

VICE PRESIDENT REPORT: Claire Corcoran reported that we are trying to get more attention from the County on zoning issues. The County denied a variance request from a Hillsmere resident for a shed against the property line. The Accessory Dwelling Unit (ADU) bill was passed and Claire went over the details of the bill. HSIA opposed the bill. Our Covenants do not allow accessory dwelling units. The concern is that ADU's will be used as AirB&B, VRBO, rental units, etc. HSIA is asking the County to flag any building permit requests for Hillsmere so that the resident is advised that they need HSIA approval for their permit and should speak with our Permits Chair before going to the County.

TREASURER'S REPORT: Gene Gross not present. Mike Wurst reported that as of 3/31/23, we have \$594,780.31 in the Operating Checking Account, \$400,484.24 in the Money Market Accounts, for a total of \$995,264.55 in the Operating Account; \$450,017.44 in the Special Tax Checking Account; for a combined total of \$1,445,281.99.

SECRETARY: Mike Wurst reported that our *Sea Breeze* deadline is the Monday following board meetings. The postal mail copy will be out the middle of the month. We have launched the Official HSIA Facebook page. HSIA posts meetings and notifications. Residents cannot post. Currently, we have 343 members. Anyone can join.

ADMINISTRATOR: Jean Somers reported that we are continuing to process memberships and piers & harbor and pool payments. Checks are not deposited immediately, so please keep the dollars in your account. Beach pavilion reservations have started. May and June are the most popular months for reserving the pavilion. The online beach pavilion reservation calendar is experiencing some problems and we are trying to fix it. The first Happy Hour of the season is Friday, June 9, from 5:00 to 8:00 pm.

MOSQUITO CONTROL: Ray Sullivan not present. Ray is continuing to give mosquito control info in the *Sea Breeze*.

COMMUNITY HOUSE: Tom Schwallenberg not present. The community house plans to renovate the interior are moving forward.

SECURITY: Cari Bower is collecting proposals from security companies. Cari has received two proposals and is expecting a third proposal, and possibly a fourth proposal.

PERMITS: Robin Clark reported that she has received 18 applications/questions since taking over as Permit Chair. Three permits have been issued. Questions – 3 have been about piers, 6 about fences, and the rest were miscellaneous questions. Robin is about to issue 1 application for a backyard fence and 1 for a fence for a corner lot. A variance request for a sideyard setback deck has been received.

PIERS & HARBOR: Steve appreciates the community's support for the Living Shoreline Project. Steve has a lot of information in the May Sea Breeze. The marina is full. There will be some movement of boats due to the installation of lifts.

BEACH: Maureen Sherer reported as follows:

1. Extensive weeding and grounds-keeping maintenance was performed by Aguilar Landscaping April 4 and 7. The job was completed excellently and many compliments have been received.
2. **Trees** – All trees planted by the committee in the fall of 2022 have leafed-out. The middle-aged basswood tree near the west playground has only partially leafed out. It has shown marked distress the past two summers. While the committee watered it during the last summer, Maureen believes its only hope for survival is to have regular irrigation during any dry periods this summer. Maureen recommends we secure a contract with a landscaping company to do this. An arborist should inspect all the trees at the Beach. Some trees may need some pruning. The maples were treated for gloomy scale in 2021, and they definitely need a current inspection by a professional.
3. **Water rinse station** – One of the faucet fixtures was no longer functioning at the end of the summer season, no doubt due to corrosion. It is likely the other fixtures and plumbing connections may be sufficiently deteriorated so as to merit their replacement also. Plumbing will be replaced and wash station will be turned on.
4. **Volleyball Court** – volleyball net is up and we are replenishing the sand.
5. Jellyfish nets need to be replaced
6. Beach Five Year Plan and security gate – The Committee is reviewing the existing Five-Year Plan in order to prepare a plan for the next five years (starting 2024). An important recommendation from the existing plan is for the installation of an automatic security gate.

LEGAL: Christian Elkington – nothing to report.

EVENTS & ACTIVITIES: Helene Raven reported that we have a new name for our recreational activities committee. Helene is working on a Memorial Day event to honor active and retired military. The orchestra rehearsal idea fell through. Our first Happy Hour is June 9 and we will have our annual July 4th Bicycle Parade.

POOL: Danielle Franz not present. Nothing to report.

ENVIRONMENTAL: Kevin Green not present. Nothing to report.

RESIDENT ISSUES: Tom Anderson mentioned that he plans to invite County leaders to the July General Meeting. Tom asked if anyone has issues/concerns.

1. Rosemary Foltis – could a discussion of what to do with Quiet Waters Park be part of the July General meeting?
2. Gregory Clements has concerns about speeding in the neighborhood.

There being no further business, the meeting adjourned at 8:15 pm.

Respectfully submitted,

Jean Somers
Administrator