

HSIA BOARD MEETING
COMMUNITY HOUSE IN PERSON & VIRTUAL
June 25, 2026

BOARD MEMBERS PRESENT: Gene Gross, Geoff Werner, Maria Triandros, Danielle Franz, Romeo Santos, Claire Corcoran, Tom Anderson, Helene Raven

Staff: Cassie Heckman, Ann Levelle

Meeting called to order at 7:02 pm. Quorum present.

Announcement that there will be no recording of this meeting in any form or fashion. This is a Board meeting. Anyone virtually attending that is not a board member must be recognized by the President before speaking. If recognized, state your name and address.

MINUTES: Romeo Santos moved the Board approve the May Board Meeting minutes. Maria Triandos seconded the motion. Vote taken – unanimously approved.

President report: Claire Corcoran

Discussed issues with Beach parking. Many are parking in the no overnight parking zone. Claire wants to continue printing traditional stickers to help identify the cars who belong to neighbors. Claire is asking people to leave if they are not residents. Claire has called Key School and the county to change signage. There is a stormwater swale around the field that runs around the field and up to mansion and Key School. There is a digger sitting by the Key field. There are 2 new rain gardens going in, one at the corner of Hillsmere and Greenspring. The cars may damage the swale and there could be a problem. We are getting the signage changed to NO PARKING ANYTIME. The county is going to work on it. It just may take some time. Claire will keep us updated. No parking signs are going up by the gate.

Vice President - Romeo Santos

Communications - a lot of progress made on residents' portal. Larry (a neighbor) made a really nice site. Romeo took info from his site and used AI to build the portal. The portal is really coming together. There are tabs for Home, Beach, Pool, Marina. Very interactive and lots of tabs. We will have our own payment, emailing, text system. This will be able to be edited, and we will just pay a hosting fee. We may be about 30 days out from using this system. Payment fields may not be available for a while. This will be hosted by netafly which is a free system. Eventually we will combine both websites. That will happen over time. Ann is going to take over the handling of updating the current website. Claire wants to thank Romeo and the rest of the board for all the hard work they are doing behind the scenes. The last 2 years, so much work has been done.

Treasurer - Gene Gross - No report.

Secretary - Helene Raven

- Next Sea Breeze is July and August combined. Ann needs things by 6/30 or 7/1. Please get your info to her by that deadline
- **Motion on rule change:** Helene has drafted a motion about community property and what can go on community property. Gene Gross thinks this should also include community maintained property. That would include the medians in Hillsmere Drive.
- **Helene Raven moved the Board accept the following changes to the Rules:**

Definitions 1.2 to include:

1.2. “HSIA Community Property” and facilities include Entrance to Hillsmere, Bulletin Boards, Beach, Marina and Sand Spit, Boat Ramps, Boat Park, Kayak Ramp, Hillsmere House, Field, and Pool.

1. Rules

Community Property to include:

2.16. The use of HSIA Community Property and facilities is restricted to Hillsmere Shores property owners/residents and their accompanied guests only, unless specifically authorized by the HSIA Board. Guests must be accompanied by host owner/resident at all times. ADD: HSIA bulletin boards are for community-related notices and events.

2.17. HSIA bulletin boards are only for community-related notices. All others will be removed. No signs can be erected on HSIA Community Property without the approval of the HSIA Board and can only be erected on places designated by the HSIA Board.

Maria Triandos seconded the motion. Discussion. Motion tabled.

Events: Helene Raven

There is happy hour on Friday, and also the 7/4 bike parade needs volunteers. Helene is worried about the 4th of July, making sure people leave no later than 10:00 or 10:15 pm. This is reasonable. There has been a recent issue at Key with some kids getting on a roof from the fire escape. This is a Key issue. Discussion of having temporary security for special events. Ideas including off duty cops, and one off security, Georgios is going to check with some contacts. We are looking specifically for the 4th of July. Romeo is going to make a Facebook post to ask volunteers to help with Bike Parade. There is a band on July 19th. Ice Cream social will be on 8/8. The bands have been a huge hit with families. We need to continue to support this effort.

Welcoming: Helene Raven & Romeo Santos

The Welcoming Committee scheduled a planning meeting for July 21 and the Welcoming Open House for July 26 from 3:00-5:00 pm at the Community House. Romeo's helping to identify new residents. Welcome letters are sent to new residents. We have had a great response from realtors, there is now a welcoming document that goes out ahead of time. Romeo showed the new flyer. The realtors are handing out this information. It is so helpful for the residents to get this information on the front end. Discussion on the idea of a You Tube channel or just videos. Talk about having history videos / interviews as well. There is a link residents can click with tons of info. They can also download a PDF.

Administrator: Jean - no report, not present.

Property Manager report – Cassie Heckman

1213 users for RFID, making small batches for pick up. Dumpster and pod letters went out last week, election sign letters will go out the week of 7/13. I am proposing once a month office hours for neighbors to come and ask questions in person, or just come see the house etc. The board likes this idea. Property manager will be out of the office from 7/3 - 7/13. Please contact Jean during this time.

Bylaws committee - Tom Anderson:

There is a message that was sent out for Article VII board nominations, appointments, elections. There is a meeting on Tuesday 6/30 for the bylaws committee. Bill Schrott will be joining the committee. Article VII will be voted on for the next general meeting.

Pool Committee - Danielle Franz

Pool has scaled back on parties. We will be doing an adult only night for members 21 and up. This will be on 8/1/26. **Danielle Franz moved the Board approve \$1,500 for catering for the pool party. Geoff Werner seconded the motion. Vote taken – unanimously approved.**

Glow Party - **Danielle Franz moved the Board approve \$1,000 for the glow party. Maria Triandos seconded the motion. Vote taken -- unanimously approved.** Issue at pool with unauthorized swim lessons. Danielle was there and witnessed. Danielle talked to the member who was teaching. Will be following up in writing. Discussion on how people can teach swimming, liability insurance and fees. There are contracts that have to be signed.

Permits Chair - . Joel Gibney

There is an issue with a temporary carport at an elderly resident's property. Joel is working with him to try to help him understand the rules with the carport. No permits pending. Very calm on the permit front.

Security – Georgios

Going to look for security for the 4th of July. Georgios will follow up with us on cost. He has been researching security camera packages; this would include 8 - 12 cameras. They need to be installed on existing infrastructure... we would need a server. We would need a small building or place for the server. We also would need internet. He will send the info. Geoff Werner says his intent is not to get alerts, he wants to be able to view if anything happens. If there is vandalism or another issue. Romeo Santos made a suggestion for a camera system Defend system. Georgios is also talking to the county police about parking enforcement, especially once the signage changes. Non Emergency police number shared. This can be called if there is illegal parking blocking gate

Traffic - Maria

The issue with the camera is that there is a logjam with the company. The county is agreeing to make a pinch point at the top of Hillsmere Drive going towards Hickory. The camera by Key School is still needing to be relocated - in the wrong place. Key School is still saying it's a vendor issue and that's why it cannot be moved. Discussion of the pinch points, and how it will change.

Marina - Romeo Santos

Working with Sean Hondorf to count the boards that need to be replaced and then will have a quote and a work party put together. They are also going to move the picnic table. Discussion of weeds at the marina. Chris has been contacted and we are on the schedule

Beach - Geoff

Playground ordered, thanks to everyone who rushed to get that done! Geoff is working with the permit office. There is a resident in the office who is trying to help us. Geoff has gotten an official address for the beach which is 103 West Bay View. Memorial benches are almost done, and the volunteer is doing a great job. There are only 2 benches left. There is polywood that needs to be either repurposed or thrown away. All agree to throw away. Dogs at beach language coming soon, discussion of hours, and process. Signage about fishing needs to be added because it used to be there but it's gone, discussion of signage as a whole, too many.

Looking into plaques for the bulkhead as it would still accomplish what we want. Geoff is moving the July beach meeting to 8/4. Next Beach cleanup is July 11th. Ann Levelle asked about posting if water quality fails. She will try to post on Fridays especially if it fails.

New Business / Old Business – None

There being no further business, the meeting adjourned at 9:14 pm.

Respectfully submitted,

Cassie Heckman
Property Manager