

**HSIA GENERAL MEETING
KEY SCHOOL IN PERSON & VIRTUAL
March 12, 2026**

BOARD MEMBERS PRESENT: Romeo Santos, Gene Gross, Helene Raven, Joanna Parkinson, Ray Sullivan, Geoff Werner, Danielle Franz, Maria Triandos

CONTRACTURAL STAFF: Cassie Heckman, Ann Levelle

Romeo Santos called the meeting to order at 7:05 pm. Virtual attendance closed 10 minutes after meeting was called to order, for purposes of a quorum count.

MINUTES: Romeo moved to approve the November 2025 General meeting minutes and the January 2026 General meeting minutes. Maria Triandos seconded the motion. Vote taken -- unanimous (no quorum, but this is the second time there has been no quorum so they are approved)

VICE PRESIDENT: Romeo Santos -

Approval for resident portal has been obtained, residents will be able to pay for and sign up for many items through the portal (boat slips, permits, etc). This is meant to be a one stop shop. This has been approved by our accountant and Treasurer. The draft of this will be ready in November 2026, and we will roll it out in January 2027. The texting system is on pause while this takes place.

PIERS & HARBOR:

Steve has stepped down, and Romeo is stepping forward temporarily. Permits has been handed off to Joel Gibney. Romeo will use AI to help organize all the piers and harbor info to help create systems and models. There will be subcommittees. This is to spread the work amongst multiple people. This will be worked out over the next few months.

TRAFFIC: Maria Triandos – nothing to report.

FIELD: Joanna Parkinson – nothing to report.

BYLAWS: Tom Anderson not present. Romeo Santos reported for Tom Anderson.

Tom is running the Bylaws committee, and he is getting a lot of great info from many different community members. There is a draft that was passed to board members. This will be shared and there is a 45 day review process. This will be shared by email and the Seabreeze to all residents. Article 7 is complete; Article 2 is almost complete. Tom is planning to have a special meeting in April.

Comment from Marilyn Hunter - she is on the Bylaws Committee and discussed some changes, she said a lot of it is reorganizing things for the bylaws to make more sense. Lots of better info about nominations and elections. Marilyn complimented Tom on his leadership. Romeo thanked everyone involved with the committee.

BEACH: Geoff Werner reported as follows:

Geoff has been busy working on the playground and shoreline projects. Beach cleanup is scheduled for 3/28/26 before the egg hunt. There was a lot of success controlling geese at the beach by allowing community members to walk their dogs along the beach prior to 8:00am. Given this success, Geoff is going to continue this program. This will start 4/15 once the swans have migrated for spring.

Geoff asked property manager to discuss gate. Property manager explained there is a tentative date of 4/13 for the install to begin. We will be getting stickers out to the community. The gate will not be locked until we have had a few dates to pick these up. This will take place of security guard.

Playground update - there was a subcommittee who identified needs and wants. Geoff then solicited designs, budget amount of \$105,000. Geoff will need permits, and he is looking into this. Geoff has spoken to 3 providers for estimates. He went over 3 concepts with pricing. We will make sure we have a good warranty. Geoff thinks we should use a local vendor for better service if needed.

Once a design is selected, Geoff will begin sharing with the community.

Discussed shoreline restoration. Have a concept from ESA. Shared concept. We also have a smaller concept from John Flood. There was discussion about this, why we need this (rising sea levels). A resident asked how this will impact neighboring properties. Geoff said no impact as they have a "hard" shoreline, and no sand currently.

Open discussion

A resident asked about Key school building project. We have been told that Key is going to hire Traffic Concepts to do a traffic study. Neighbors commented that they are very worried about traffic and parking, particularly at pick up times at Key. People have had property damaged by cars that are driving too fast or parking inappropriately in the community to pick up and drop off at Key. A mailbox was hit on Tayman at drop off and the car fled. Neighbors have requested notification of when any of the public meetings are happening. They want to go. They do not want the new building and the traffic concerns that go with it. They are upset that they are not getting notifications from the school because many of them live very close to the school (Harbor and Tayman).

Geoff pulled the Key School presentation up for residents to see at their request. HSIA will try to push out contact info for Key, and all info we receive about any meetings. We do not have any new information at this time.

There being no further business, the meeting adjourned at 8:48 pm.

Respectfully submitted,
Cassie Heckman
HSIA Property Manager