

**HSIA BOARD MEETING  
COMMUNITY HOUSE IN PERSON & VIRTUAL  
May 28, 2026**

**BOARD MEMBERS PRESENT:** Romeo Santos, Gene Gross, Geoff Werner, Helene Raven, Ray Sullivan, Tom Anderson, Claire Corcoran **Virtual:** Danielle Franz, **Absent:** Steve Vanderbosch, Joanna Parkinson, Maria Triandos

**CONTRACTURAL STAFF:** Jean Somers, Cassie Heckman

**GUESTS:** Jim Collatz, Phil Bozzelli, **Virtual:** Jen Reilly, Heather Fitzsimmons, Kevin Green, Marilyn Hunter, Crystal Monkman, Al Parkinson

The meeting was called to order at 7:07 pm. Quorum present.

Romeo Santos announced 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 April Board Meeting minutes. Tom Anderson seconded the motion. Vote taken – unanimously approved.

**VICE PRESIDENT'S REPORT:** Romeo Santos reported that he is working on finalizing individual chairs for Marina Committees. We especially need a Boat Park Chair. Slips are full. There are some non-payment issues and Romeo is working on those. On Communications – Romeo is working on a backend system. A resident has built a website and Romeo is trying to contact the resident to tie in what Romeo has developed.

**SECRETARY'S REPORT:** Helene Raven reported as follows:

1. Community House – the house is being reserved for residents' events – a Baptism party, Gril Scout meetings.
2. Events – Memorial Day event went well. Band at the Beach is on Saturday, May 30, from 5-7 pm. Happy Hour at the beach is on Friday, 6/26. We have an Ice Cream Social in August and an Oyster Roast in November.
3. Welcoming Committee – we have 4 events planned through January 2027 for new residents in the neighborhood. June 30 is our next Welcoming Committee meeting, 7 pm at the community house. Thank you to Romeo for preparing a letter to the selling agent to connect us with new owners. The Administrator is keeping track of new residents as they contact her.

**TREASURER'S REPORT:** Gene Gross has nothing to report.

**ADMINISTRATIVE:** Jean Somers reported as follows:

1. Mosquito Control – we will not be part of the MDA Mosquito spraying due to the amount of exemption requests filed.
2. Membership – 682 members to date
3. Number of mailed copies of the Sea Breeze has reduced by 47 copies.
4. RFID sticker pick up dates: Sat, 5/30, 10-11 am; Tues, 6/2, 12-2 pm; Wed, 6/10, 9-11 am
5. Contractors need to get invoices to us timely for the end of the fiscal year.

**ENVIRONMENTAL:** Kevin Green reported that we've been given 45-50 Black -Eyed Susan plants to plant wherever we can find a home for them. We had a very high bacteria count recently. Kevin said goose poop is everywhere at the beach. The Board is in agreement that we should extend the hours of dog walking at the beach on a trial basis, for goose deterrent.

**POOL:** Danielle Franz and Crystal Monkman reported the pool is open. There was a glitch in the new pool app. Pool members were asked to download the latest version and that took care of the problem. About 30 pool members have not set up their PoolEntry.

**BEACH:** Geoff Werner reported as follows:

1. Beach cleanup is on June 27 – thanks to everyone that came to the last beach cleanup. A volunteer stepped up to replace slats on the benches.
2. Tire swing – we have a vendor that can replace the tire swing for less than \$3,000 to include hardware & installation. Quote sent to Claire.
3. Thank you to Cassie for getting the gate running. We needed to paint a line on the parking lot for residents to stop so gate can swing open on departure. It's been noticed that people are pulling up to the gate and driving away when realizing it is closed.
4. Looking to tear out asphalt walking path under the tree on the east side at entrance. Looking to reroute the walking path.
5. Wetlands Permit to fill in sand at the swim area on the east side.
6. Playground – Geoff has been working closely with Metro Recreation to create a playground within our budget. Geoff explained the process. Geoff was considering a ramp, but the Board agreed to take out the ramp and the spring chairs. This will allow the climber to be added back into the plan. Geoff will be ready to sign the order with Metro Recreation in a week.

**PROPERTY MANAGER:** Cassie Heckman reported as follows:

1. Gate is fully functional.
2. Other gate is padlocked and will be used for guests of residents with pavilion reservations.
3. Currently 900 registered users
4. Cassie and Geoff are managers of the app. Cassie can open the gate remotely from her phone.
5. Will have additional RFID sticker pick up date.
6. Will have a fee for additional stickers. Cassie is not comfortable giving more than two stickers right now.
7. Reception to gate has been overwhelmingly positive.
8. Can use the same system at the marina.

**BYLAWS:** Tom Anderson thanked Helene for Co-Chairing the Bylaws Committee and all her hard work.

- The focus of the Committee was to keep it simple; have clear explanation and use for “definitions” across all Articles; Consistency/format across newly edited/approved Articles; keep in mind that the tax base drives behavior.
- Methodical sequence to tackling the Articles.
  1. Article VII – Nominations, Election, and Appointments
    - BOD approved
    - Circulated via Sea Breeze
    - General meeting (May) – no quorum – moves vote to July General meeting.

- 2. Article II – Membership
  - BOD approval requested (5/28)
  - Should be submitted tomorrow for Sea Breeze circulation.
- 3. Article IV – Committees
  - Next Bylaws meeting – June 23<sup>rd</sup>

Helene Raven reported that the Bylaws Committee discussed Article II (Membership) at the last Bylaws Committee meeting on May 26. Helene received expert advice from Teresa Sutherland and Steve Vanderbosch on Article II. **Ray Sullivan moved the Board approve Article II of the HSIA Bylaws to present to the membership for vote at the July General Meeting. Geoff seconded the motion. Vote taken – unanimously approved.**

**NEW BUSINESS:** None.

There being no further business, the meeting adjourned at 9:16 pm.

Respectfully submitted,

Jean Somers  
Administrator, HSIA