

Minutes of Executive Board of GBCA Meeting - 7/9/17

Present:

Rina Slavin: President, Ron Arnstein: Vice President, Dan Fast: Secretary, Adam Huggard: Treasurer, Martha Levites, Mike Brown, Roman Broberg, Jeremy Metz, Fred Margolies, Carol Nordgren, John Bergherr, Gerry Sircus, Mera Eisen

Absent: Drew Orr, Joy Radulovic

Also present: Georgann Stewart, Eric Stand (arrived at 10:15 AM)

Meeting called to order at 9:40 AM by Rina Slavin: President.

1- Minutes:

The minutes of the 6/11/17 Regular Board meeting were read by Dan, and accepted as read.

3- Financial:

The current financial report, as of 7/7/17 was given by Adam:

M&T Bank	\$135,076
M&T Bank (Scholarship Fund)	\$ 1,020
M&T Camp Account	\$73,465(Includes \$10,000 Camp Reserve)
M&T Water Capitol	\$22,803
M&T Capitol Improvement	\$163,246
Total	\$397,608

There are currently 6 members in arrears as of 6/11/17, with 12 members on payment plans for 2017. The members in arrears are: Apter, Cousin, Gecaj, Moledo, Nuza, Rios, and Sherwood-St.John. Gecaj and Sherwood-St.John have been unresponsive to attempts to contact them. The others are being dealt with. Adam reported that liens against Gecaj and Sherwood-St.John have been served.

A discussion of Apter's tax and water situation ensued (the water has been turned off to the Apter residence for many years), and it was the consensus of the Board to credit Apter for his water bill, for which he had been charged, for the previous 3 years.

3- Committee Reports:

A- Nominating:

Mike reported that Rina, Dan, and Adam will be running again for their respective positions, Martha will be running for Vice President with Ron running for at large, and that there are a total of 12 members running for 6 at large seats. Mera announced that she is not running for the Board. Mike moved, seconded by John, to thank Mera for her more than 20 years of service to the community. Carried unanimously.

B- Sales & Legal:

Jeremy reported that there has been no closing as yet on the Migdail property at 20 Branch St.; that our option was waived on the Dombrow property at 34 Main St., which is being sold for \$414,000 to Mark Haynes.

Martha distributed to the Board a 2 page document containing proposed changes in the procedure for selling property within the Association. Martha moved, seconded by Mera, As a temporary measure until an amendment can be made to our by laws the following will be instituted: As a matter of course, if the community has been notified 7 days in advance of a property going on the market, the Executive Board will waive the option to buy said property. Dan moved, seconded by Ron, to table this motion for discussion at the next Board meeting due to the Board having insufficient time to consider the document which had just been distributed. In favor: All, except Martha, John, Mike, Fred opposed. Motion to table carried.

C- Lake:

Eric reported that he had a request to the Army Corps of Engineers (ACOE) to approve the required changes in their permit, or to issue a new permit, which needed to be signed by the President of the association. Rina signed the document. Eric stated that, if the ACOE permit is returned in time, the work on the lake at the intersection of Hall Ave and Main St., and at the concrete dam would start in October.

Mike reported that he has received an estimate of \$1600 to take down 13 dead trees near the lake along Main St. Mera moved, seconded by Roman, to spend the \$1600 to take down the 13 trees. All in favor except Fred opposed. Motion carried.

D- Insurance:

John reported that he is still working on getting the information together on changes to our insurance.

E- Barn:

Mike reported that we are still looking for additional bids on the exterior renovation work. Eric has been too busy to follow up on the wood situation, but Mike will contact him about moving forward with this.

A discussion of possible internet access, combined with telephone service, at the Barn ensued. Adam stated that the cable company had priced the combined service at \$50 to \$60 per month, and Verizon's price for FIOS service was between \$90 and \$100 per month. Adam pointed out that we are now paying Verizon over \$60 per month for telephone only service. Rina stated that it would be very good for the Camp Director to have internet access due to the fact that parents seem only able to communicate with the Camp by email. Dan stated that the service within the Barn must be wired only with no wifi available, to which the Board agreed. Dan will install whatever wiring is needed to accomplish this.

F- Camp:

Rina reported that the Camp season is going very well.

G- Beach:

Martha reported that the Waterfront Director is excellent, but some of the younger lifeguards were poor, and that she is working on the problem, and may have to fire

one. Martha stated that something needs to be done in the near future with the path(s) from the gate to the beach.

H- Social:

Rina and Gerry reported that the 90th Anniversary celebration preparations are going well, with approximately 200 people coming as of today.

I- Roads:

Fred reported that the Highway Department is only doing emergency repairs to the roads during Camp season.

J- Road 4:

Gerry reported that they are looking for material, and that they are down to about 80 copies being sent out by mail. Most people are getting Road 4 by email, where they get it in color.

K- Water:

Ron reported that the generator was repaired after the ant invasion and infestation

L- Communications:

Roman had no report.

M- Environment:

Roman reported that he has a group of volunteers pulling out vines around the community.

6- Good & Welfare:

Roman will put up signs within the community advertising the coming Membership meeting.

Fred and Dan will get more information on rumored changes to the Affordable housing project proposed for the area south west of our community.

Meeting adjourned at 11:30 AM.

Respectfully submitted: Dan Fast, Secretary