

Minutes of Executive Board of GBCA virtual (Zoom) meeting 1/31/21

Present:

Paul Stewart-Stand: President, John Bergherr: Vice President, Dan Fast: Secretary, Mike Brown, Elliot Sokolov, Jeremy Metz, Gerry Sircus, Drew Orr, Rina Slavin, Jeremy Schneider, Wendy Robinson, Mary Mahoney, Ron Arnstein, Hannah Yates

Absent: William Edwards: Treasurer

Virtual Meeting called to order at 9:35 AM by Paul Stewart-Stand: President.

1- Minutes:

The minutes of the 12/13/20 Board meeting were read by Dan fast, Secretary, and accepted as read.

2- Financial:

The current financial report, as of 12/30/20 was given by Paul Stewart-Stand, President:

M&T Camp Account	\$ 1,407
M&T Water Capitol	\$ 0
M&T Capitol Improvement	\$ 0
Sterling Bank – Operating	\$133,744
Sterling Bank – Camp/ Payroll	\$ 405
Sterling Bank – Water Capitol Imp.	\$ 51,646
Sterling Bank – Capitol Improvement	\$172,871
Total	\$360,074

There are 4 members in arrears: Harris, Moledo, Schwartz, US Bank (formerly Rios). Liens have been filed against Harris, Moledo, and US Bank. Attempts to contact Harris, Moledo and Schwartz have been unsuccessful. Liens are updated in a timely manner, and it should be noted that all costs to the GBCA will be borne by the debtor, if necessary by court action.

Jeremy Metz reported on the 20 Hillside Ave. (US Bank) situation. The property owes the community \$38,000. Jeremy said the Bank told him that anything more than \$25,000 would require their President's signature, which would be extremely difficult. The bank filed a motion just before Christmas for Summary Judgement to dismiss all GBCA claims and assuming other rights that they do not have. Our attorney filed an answering motion within the 10 day time frame, and there are now dates set within the coming months for various legal procedures pertaining to the case. Jeremy noted that the bank's claim on the driveway, which is on Colony property, is specious due to the fact that no easement exists, and therefore the GBCA can deny the use of said driveway. Legal fees are at \$6,000 so far.

3- Water system upgrade:

Paul Stewart-Stand reported that he has had conversations with Peter Parsons, the Town Supervisor, and others pertaining to our water system and proposed maintenance and

upgrades in order to try to gather more information. He has requested proposals for system analysis and upgrade planning from several authorities in the field.

Drew Orr reported that the contractor to whom he has been speaking about providing pricing for storage tank replacement and connections to the new Hall Ave. line is ill with Covid, and has had to put off attending to this work. Drew stated that several other contractors that he approached have shown no interest in the project. Drew also stated that the company that manufactures tanks told him that due to new regulations for petroleum tanks they are seriously backlogged on all tank orders.

4- Committee reports:

Beach:

Wendy Robinson reported that the Beach committee met with the sub-committee about lifeguards and it was decided to hold sexual harassment training for all lifeguards and all Camp personnel. The committee is formulating plans to repair all wooden fencing and the gate to the volleyball court with volunteer labor.

Camp:

Mary Mahoney reported that the committee needs to get the signature card situation resolved so that Camp payroll can be handled. They are looking for information on other Covid related expenses, and are still working on using credit cards for tuition payments. The committee is planning to open Camp according to New York State and Westchester County regulations.

Barn:

Mike Brown reported that the committee met to discuss the repair and upgrading of the Teen Center ceiling. A new hung ceiling is planned using waterproof vinyl tile that can be removed and washed. Led lighting panels are also planned.

Dan Fast stated that the materials would cost approximately \$3,000. The work would be done by volunteers.

At this point the meeting was adjourned at 10:57 AM due to the need to commence the Membership meeting , which was to start in 3 minutes.

Respectfully submitted: Dan Fast, Secretary