

Minutes of Executive Board of GBCA virtual (Zoom) meeting 3/14/21

Present: Paul Stewart-Stand: President, John Bergherr: Vice President, William Edwards: Treasurer, 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

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

- 1- Minutes:
The minutes of the 2/14/21 Board meeting were read by Dan fast, Secretary, corrected, and accepted as corrected.

- 2- Beach Committee Proposal:
Josh Finkelman and Nik Castronova gave a presentation of the Beach committee's recommendations for the refurbishment and upgrading of the Beach:
 - 1- Install temporary railing for stone path to bathrooms \$300
 - 2- Repair & upgrade stone path to bathrooms \$1600
 - 3- Install gutters and leaders on the Boathouse with volunteer labor \$500
 - 4- Fence along Main Street; 3 proposals studied:
 - A- Remove existing chain link fence and replace with new pressure treated wood flat rail fence, with new gates \$7850
 - B- Repair existing fence and gates \$4650
 - C- Remove existing chain link fence & replace with cedar flat: rail fence and gates over \$20,00
 - 5- Fence along waterfront: Drew & Mike will fix \$300
 - 6- Railing on steps from lawn to Beach (volunteer labor) Low cost
 - 7- Repairs to benches & picnic tables (volunteer labor) Low cost

Nik noted that this was the result of the committee's work and a poll of the community that produced approximately 100 replies.

Discussion ensued.

John Bergherr moved, seconded by William Edwards, to remove the existing chain link fence and replace it with a pressure treated wood flat rail fence and gates. In favor: 11; opposed: 1; abstaining: 3. Motion carried. This Board decision will be recommended to the Membership. The Membership will have the final say.

Jeremy Metz moved, seconded by John Bergherr, to repair the stone steps to the bathrooms and install a handrail for these steps. Carried unanimously.

- 3- Dam repair:
Dan Fast briefly described the updated proposal for the Dam crack repairs from Sealproof. Dan Fast moved, seconded by John Bergherr, to accept the proposal from Sealproof at a cost of \$18,800 and proceed with the work. Carried unanimously.

- 4- Barn committee report:

Mike Brown reported on yesterday's Barn committee meeting. He described Drew's pictures of the shelving, sink, and stove, and renderings of the overall new kitchen appearance. Mike stated that the committee had no final recommendation on the existing countertop other than the consensus to leave it as is for now. Drew showed the pictures and renderings. Rina Slavin moved seconded by John Bergherr, to accept the Barn committee's kitchen upgrade recommendations, including leaving the existing countertop. Passed unanimously.

Dan had sent all Board members 2 letters from community members expressing in no uncertain terms their desire to have the existing countertop remain. All agreed that, since they had already read the letters, it was not necessary to reread them. The sentiments expressed were duly noted.

5- Financial report:

William Edwards, Treasurer, gave the Financial report as of 3/13/21 as follows:

M&T Bank Operating Account	\$ 0
M&T Bank Camp Account	\$ 1407
M&T Water Capitol	\$ 0
M&T Capitol Improvement	\$ 0
Sterling Bank – Operating	\$176,170
Sterling Bank – Camp / Payroll	\$ 9,895
Sterling Bank – Water Capitol	\$133,802
Sterling Bank – Capitol Improvement	\$134,772
Total	\$456,046

There are 4 members in arrears: Harris, Moledo, Schwartz, and US Bank (formerly Rios). Liens have been filed and updated against all four.

6- Committee reports:

Camp:

Mary Mahoney reported that the committee met via Zoom with the BOH and other camps about the coming season. Rina is giving tours of the facilities for parents, tuition is coming in, the Covid sub committee is meeting regularly, and it appears that Covid precautions will cost less than anticipated. Mary stated that the actual cleaning schedule and materials are up to us: there are no specific regulations.

Social Justice:

Jeremy Schneider reported that the committee is meeting next Sunday, is following up on climate change and the status of affordable housing in the area. Jeremy also stated that anyone wishing to join the committee or sit in on meetings is welcome. They should contact Nadja Jackson <nadja@mac.com> for information.

Town & Roads:

Paul Stewart-Stand reported that he has written a letter to the Town supporting the creation of a mini park at Fairmount Road and Rt. 138.

Sales & Legal:

Jeremy Metz reported that 16 Hall Ave. has closed and construction has started.

Jeremy also stated that he has been called to testify at a deposition regarding the Bank's lawsuit against the GBCA in regard to the 20 Hillside Avenue (formerly Rios) property. He feels that it probably involves the driveway which is on Colony property, with no easement granted to Rios or the Bank.

Social:

Elliot Sokolv reported the committee is planning a barbecue at the Beach on July 3rd and possibly another one on August 1st for the Volleyball tournament, if it can be held. They are also considering having Folk Dancing at the basketball court. They are not planning any indoor events at this time, but are trying to schedule outdoor events.

Water:

Ron Arnstein reported that the BOH has started requiring that the water be tested for PFOAs and PFOSs. Ron stated that these tests, which must be done four times per year, cost \$500 each, and both wells, Branch Street and Main Street, must be tested bringing the quarterly cost to \$1000. The Branch Street well passed with readings that were lower than the minimum NYS MCL requirements. The Main Street well failed, and the BOH ordered it shut down. The BOH sent Ron a template for a notice to the community. Ron requested guidance from BOH as to what to do. BOH has thus far declined to provide any guidance. As soon as a viable document is developed it must be sent to all community members.

Ron noted the the NYSBOH limits of 10 parts per trillion for both PFOAs and PFOSs are a fraction of the national EPA standard which is 70 parts per trillion.

Due to the heavier usage of the Branch Street well Ron recommended purchasing a spare well pump for it to be kept in the Pump House in case of a problem with that well.

Road 4:

Rina Slavin reported that the next edition will be out April 14th, and the staff is looking for listings of items that people wish to give away, and if anyone in the community has a business they can send in info with a link to be published in Road 4.

Waste management:

Mike Brown reported that there will be a dumpster in front of the Barn on the weekend of the April meetings.

Meeting adjourned at 10:55 AM.

Respectfully submitted: Dan Fast, Secretary

