

Minutes of Executive Board of GBCA virtual (Zoom) meeting 7/11/21

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

Absent: Mike Brown

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

1- Minutes:
The minutes of the 6/11/21 Board meeting were read by Dan fast, Secretary, and accepted as read.

2- Financial:
William Edwards, Treasurer, gave the Financial report as of 7/10/21 as follows:

M&T accounts (legacy)	\$ 0
Sterling Bank – Operating	\$ 105,185
Sterling Bank – Camp / Payroll	\$ 180,809
Sterling Bank – Water Capitol	\$ 133,807
Sterling Bank – Capitol Improvement	\$ 134,776
Total	\$ 554,577

There are 4 members in arrears: Harris, Moledo, Schwartz, and US Bank (formerly Rios). Liens have been placed against all. In addition Pasamanick has been unresponsive to all communications. However, that property is being sold, and it will be insured that all community charges are paid at closing.

3- Committee reports:

Sales & Legal:

Jeremy Metz reported that he met with George Calcagninni, our attorney, regarding the procedure for Harris, Moledo, and Schwartz. George suggested that we try a letter from him before commencing legal action, and it was the consensus of the Board to do so.

Jeremy reported on the Rios case. Our attorney met in court with the bank's attorneys and refuted all of their erroneous claims about the property. The judge set a 7/22 date for the parties to appear back in court to try to settle the case, and pushed them to achieve a settlement. Jeremy suggested that we offer to take \$40,000 plus our legal fees against the \$57,000 plus legal fees owed by the bank, with a minimum settlement amount of \$25,000. Discussion ensued and John Bergherr moved, seconded by William Edwards, to give Jeremy Metz the authority to settle the Rios case at a minimum of \$25,000. Passed unanimously.

Jeremy stated that he has received an email from a real estate broker pertaining to the sale of the 292 Waccabuc Road property for \$601,000, and asking for information about the community. Jeremy will send all requested information.

Water:

Ron Arnstein reported that the committee is working on getting pricing for possible solutions for the PFOA / PFOS problem. Several vendors, and an engineering firm have been contacted. No proposals have yet been received.

Dan Fast reported that a meeting with Robert Wasp, the consultant hired by the community to do a water system analysis, had occurred and that Robert will be looking into all aspects of the water system.

Drew Orr reported that 2 private wells had failed PFOA / PFOS testing by the NY State DOH and the State would be putting in and maintaining a filtering system, and providing bottled water for drinking, at no cost to the owner.

Camp:

Mary Mahoney reported that Camp is going very well, with a great deal of help from the members of the Camp committee.

Beach:

Wendy Robinson reported that the committee has met several times since the last Board meeting, and there is some confusion over the supervision of the lifeguards. Wendy stated that the committee wants the roles of the various committees involved with the Beach clarified. She described ongoing problems with who actually supervises the Waterfront Director, and how swimming lessons are to be handled.

Lake:

John Bergherr reported that the Dam repairs are holding, and that a number of Carp have been found dead in the Lake. John stated that the State Aquatic department was contacted and they speculated that it could have been caused by a sudden heat rise, or a lightning strike.

Barn:

Drew Orr reported that the kitchen is almost complete, but that the freezer door on the Camp refrigerator, which was donated recently, was freezing shut, and the Barn refrigerator was rusted. Drew will get pricing on new refrigerators.

Drew reported that he has obtained AEDs for the same price as previous years, that he has hired the cleaning person, and the work on the path to the ball field is substantially complete.

The back Barn stairs will not be done until after the Summer season due to the contractor postponing the job.

Social:

Elliot Sokolov reported that the season is going well, and asked about Banquet plans, noting that normally the Banquet is not handled by the Social committee. The subject of the Banquet will be brought up at the coming Membership meeting.

Social Justice:

Jeremy Schneider reported that the committee is getting large, but is always looking for new members.

Good & Welfare:

Gerry Sircus reported that he had nothing new to report.

Town & Roads:

Paul Stewart-Stand reported that he has been following up with the Town on the Stop sign situation.

Environment:

Hannah Yates stated that the committee is working on finding the best locations for the bus stop shelters, and that she has noticed Duckweed in the Lake.

Road 4:

Rina Slavin stated that they are looking for material for the next issue.

Communications:

Paul Stewart-Stand reported that Natali Gehrels who is the lead person on the project, has been quite busy, but will be moving forward as time permits.

Maintenance:

Drew Orr reported that there was nothing new to report.

Meeting adjourned at 10:55 AM.

Respectfully submitted: Dan Fast, Secretary