

Membership Meeting (Virtual) Minutes
July 25, 2021

The meeting on Zoom was called to order at 11:05 AM by Paul Stewart-Stand, President

Present: 29 Voting Members and approximately 6 other community members

1- Reading of Minutes:

The minutes from the April 25, 2021 Membership meeting were read by Dan Fast, Secretary, and accepted as read.

The minutes of the June 6, 2021 Special Membership Meeting were read by Dan Fast, Secretary and accepted as read.

2- Financial report:

William Edwards, Treasurer, gave the Financial Report as of 7/23/21 as follows:

M & T Accounts (Legacy)	\$ 0
Sterling Bank – Operating	\$ 87,147
Sterling Bank – Camp/ Payroll	\$171,820
Sterling Bank – Water Capitol	\$133,807
Sterling Bank - Capitol Improvement	\$134,776

Total \$527,550

William reported that there are 4 members in arrears: Harris, Moledo, Schwartz, and US Bank (formerly Rios), and described the efforts being made to collect on Harris, Moledo, and Schwartz. The Harris situation has been complicated by their bank's foreclosure on the property. Legal action is being taken on all three. The Rios (US Bank) situation is moving towards final judgement.

William reported on the Capitol Projects Expenditures. Eric Stand moved, seconded by William Edwards, to increase the Capitol Budget amount for the Barn back stair from \$5,000 to \$10,000 due to the latest bids received for the work. Passed unanimously.

3- Nominating committee report:

Richard Tauber reported on the committee's efforts to secure a slate of candidates for this year's election. The candidates are: for President: Paul Stewart-Stand; for Vice President: Jeremy Schneider; for Treasurer: William Edwards; for Secretary: Dan Fast; for At Large: Ron Arnstein; Chris Broberg; Michael Brown; Dave McDonough; Abaz Nuza; Drew Orr; Rina Slavin; Natalie Solano; Hannah Yates. There are six openings for At Large, five for a two year term and one for a one year term. The lowest number of votes of the six elected will serve the one year term. There being no nominations from the floor, nominations were closed at this point.

Discussion ensued on how to conduct the election since the August meeting will be virtual. It was the consensus of the Membership to hold the election via Absentee Ballot. The Secretary will mail out the ballots ASAP, with instructions on how to return them included.

4- Committee reports:

Social:

Elliot Sokolov reported that the season has so far been successful, and went over upcoming events.

Barn:

Mike Brown reported that the new kitchen has been completed, and that a new A/V system has been purchased, and will be permanently installed in the Fall

Camp:

Mary Mahoney reported that the first session is over; that Camp is going very well; and that Avi Shulman was hired to replace the outgoing Water Front Director.

Beach:

Wendy Robinson reported that the committee has been coordinating by email and phone, and that a new Water Front Director was hired.

Paul Stewart-Stand reported that Beach procedures were in the process of being upgraded.

Lake:

Eric Stand reported that the CSLAP monitoring is ongoing, and the Carp die off could have been caused by a lack of weeds that these fish feed on.

Drew Orr stated that looking at the size of the dead Carp it was more probable that a sudden rise in surface temperature may be responsible.

Social Justice:

Jeremy Schneider reported that Nadjie Jackson is still the chairperson, and the committee has been meeting regularly. They are putting together a survey to the community regarding issues to be worked on.

Rina Slavin stated that Camp offers scholarships for children from the Community Center of Northern Westchester.

Martha Levites stated that a Social Justice scholarship is awarded to a John Jay High School student every year.

Sales & Legal:

Jeremy Metz reported on the Rios (20 Hillside Ave.) situation: the bank, which owes the GBCA over \$50,000 at this point has made no real offer, and the judge in the case has heard competing motions and will, hopefully, be making a decision in the near future. Jeremy reported on properties for sale. 292 Waccabuc Road has reportedly been sold for \$601,000, our option has been waived, but we have not yet received a copy of a contract. 15 Hall Ave., 18 Hall Ave., 21 Hall Ave. are all on the market. 7 Hillside Ave. (Pasamanick) is in negotiation. Jeremy stated that he has been informed that Judy Pasamanick recently passed away.

Maintenance:

Drew Orr had nothing new to report.

Water:

Ron Arnstein reported that he is still working on investigating the PFOA / PFOS problem.

Town & Roads:

Paul Stewart-Stand reported that, as per the requests of several community members and general community sentiment, he has approached Town officials about getting a 3 way stop sign at the intersection of Hall Ave. and Pond St.

Paul also stated that he attended the recent launch of the Town Master Plan committee, and that it was obvious that our community needs to be involved in this project.

Road 4:

Rina Slavin reported that the next issue is planned for mid September.

There being no further business the meeting was adjourned at 12:50 PM.

Respectfully submitted: Dan Fast, Secretary