

Minutes of Special Executive Board of GBCA virtual (Zoom) meeting - 6/1/22

Present: Jeremy Schneider: Vice President, William Edwards: Treasurer, Elliot Sokolov, Jeremy Metz, Rina Slavin, Mary Mahoney, Ron Arnstein, Mike Brown, Dave McDonough, Wendy Robinson, Natalie Solano, Gerry Sircus

Absent: Paul Stewart-Stand: President, Dan Fast: Secretary, Drew Orr

Meeting called to order at 8:04 PM by Jeremy Schneider, Vice President.

The purpose of this Special meeting was to review the situation of the bathrooms at the Beach, and the arrangement with the owners of 14 Main Street, who have insisted that they own the septic system and are requiring the GBCA to sign their proposed revocable annual license with very restrictive terms governing the use of the Beach bathrooms before they will allow those bathrooms to be opened.

The meeting proceeded as follows:

Jeremy Schneider opened the meeting and asked Jeremy Metz to summarize his findings pertaining to the Beach bathrooms.

Jeremy Metz described his efforts in going through the Colony Archives, reviewing meeting minutes and legal documents, and his obtaining a copy of an Easement for the Colony's septic system at 14 Main Street signed in 1968 by then Colony President Ken Cousins and Max and Frieda Halpern.

Jeremy Metz read an excerpt from said document showing the following:

- Bathroom and septic system was planned and built by the Colony in 1941.
- Septic system designed for 350 people per day @ 10 gallons per person.
- Minimum 2000 gallon tank with 12 port 700 foot leaching field.
- Goldens Bridge Colony owns the septic system and the Beach bathrooms and allows 14 Main Street to use the system for that property.
- The easement states that the Colony has "the right of way to maintain a septic tank and field and pipe leading to same and to promptly repair same as and when necessary, that are now installed over and through the lands" of 14 Main Street. Also that this easement runs with the land and binds all successors in title.

William Edwards confirmed that the Colony pumped the septic tank last year at a cost of \$812.

Jeremy further stated that the owners of 14 Main Street have valid concerns as far as Beach bathroom lights being left on and bathroom security. The next Board meeting should have an agenda item addressing those concerns, possible automatic light switching, who will lock the bathrooms at night, etc.

Jeremy Schneider pointed out that, since the Colony owns the Beach bathrooms and the septic system that they drain into, the Colony has the sole right to determine when and if the bathrooms will be used, the number of people permitted at the beach at any given time, and all other items pertaining to the use of the Beach. Jeremy Schneider then called for a motion to open the Beach bathrooms immediately and asked if there were any other questions, comments, or concerns.

Mike Brown asked if the easement was mutual. Jeremy Metz affirmed that it was with no conditions. Wendy Robinson asked what happens if the property is sold and Jeremy Metz said that the easement remains.

Rina Slavin moved, seconded by Elliot Sokolov, to open the Beach bathrooms immediately, and to communicate the Board's findings and decision to the current owners of 14 Main Street. 11 in favor, 0 against, one abstaining. Motion passed.

Natalie Solano stated that there needs to be discussion of what happens if there is backup, who pays for repairs, and if there is any way to determine whether the backup is caused by the Beach bathrooms or 14 Main Street. The Board will discuss this at the next Board meeting and discuss the setting aside of funds to inspect the current condition of the septic, etc.

Mike Brown said he will be responsible for opening and closing the Beach bathrooms on a daily basis until the summer season starts, at which point the lifeguards take over. Mike also stated that he will tidy up the bathrooms before and after the season, and if cleanliness becomes a problem he will bring it up at the next Board meeting.

Ron Arnstein noted that he had closed the Colony safe deposit box and has many legal documents at his home, and asked what he should do with them. Jeremy Schneider suggested he give them to Dan Fast, Secretary. All agreed.

Jeremy Metz brought up the need to have a committee responsible for archiving old legal Colony documents, getting them scanned, and putting them on the new Colony website. He also stated that money to inspect the Beach bathroom septic system be made available immediately.

The meeting adjourned at 8:49 PM

Respectfully submitted: Natalie Solano and Dan Fast, Secretary