

Membership Meeting (Virtual) Minutes
July 31st, 2022

The meeting on Zoom was called to order at 11:05 AM by Dan Fast, Secretary

Present: 38 Voting Members and 10 other community members.

1- Reading of Minutes:

The minutes of the 5/1/22 Membership meeting were read by Dan Fast, Secretary, corrected, and accepted as corrected. The minutes of the 1/30/22 Regular Membership meeting, and the 3/6/22 Special Membership meeting were not read due to the Secretary's forgetting to print them out. Dan apologized for this oversight, and promised to read them at the next Membership meeting.

2- Financial report:

William Edwards, Treasurer, gave the Financial Report as of 7/29/22 as follows:

Sterling Bank – Operating	\$118,259
Sterling Bank – Camp/ Payroll	\$142,751
Sterling Bank – Water Capitol	\$182,007
Sterling Bank - Capitol Improvement	\$158,419

Total \$601,436

William reported that there are 2 members in arrears: Harris, and Moledo. Both are in legal proceedings.

William then described the process of putting together the budget for the coming year, presented a timeline for the process, and requested that anyone wishing to contribute to the process do so by 8/14, the date of the next Board meeting.

William also stated that anyone wishing to join the Finance committee should contact him.

3- Nominating committee report:

John Bergherr gave the Nominating committee report. The slate that the committee provided is as follows:

President	Jeremy Metz
Vice President	Jeremy Schneider
Treasurer	William Edwards
Secretary	Dan Fast

At Large:

Ron Arnstein
John Bergherr
Reed Gillen
Patrick dePaula
Russell Gordon
Mary Mahoney
Abaz Nuza
Elliot Sokolov

There are six At Large seats to be filled.

Anna Margolies moved, seconded by Neil Hicks, to remove Dan Fast from the ballot because of the recent email he sent. Paul Stewart-Stand stated that the email questioned the integrity of Neil Hicks and the Stand family. In favor: 9; Opposed: 18; Abstaining: 1 Motion defeated.

Martha Levites moved, seconded by John Bergherr, to conduct the election by printed ballot mailed to all members, with biographies of At Large candidates included, and an envelope with the member's name printed on it. The ballots to be mailed back to the Secretary or dropped off at the Barn on the day of the election. In Favor: 22; Opposed: 1, Abstaining: 0. Motion carried.

Martha Levites moved, seconded by Eric Stand, to have the Membership Censure Dan Fast for the sentiments he expressed in the email that he sent to the Board. Dan stated that he sent the email to the Board, and that Paul Stewart-Stand chose to share it with the Membership. In favor: 8; Opposed: 20; Abstaining: 2. Motion failed.

Faye Lieman made a substitute motion, seconded by John Bergherr, for the Membership to Censure both the Board and the Membership. In favor: 16; Opposed: 4; Abstaining: 5. Motion carried.

Eric Stand made a substitute to the substitute motion, seconded by Lars Margolies, that Dan fast not be allowed to chair this meeting. In favor: 5; Opposed: 19; Abstaining: 1. Motion defeated.

4- Beach bathroom septic system situation:

Dan Fast turned the handling of this matter over to Jeremy Metz.

Jeremy Metz noted that the Board, at the last Board meeting, had moved to hire a septic expert to analyze the system belonging to the Colony at 14 Main Street. Jeremy stated that he witnessed a septic company that was hired by Paul Stewart-Stand, without authorization from or notice to the Colony, working on the septic system at 14 Main St. Jeremy stated that he and Mike Brown talked to the men doing the work and observed them digging up parts of the drainfield. Jeremy stated that the ground was dry, water was flowing freely. The men working told Jeremy that here were tree roots clogging much of the drainfield piping that need to be cleaned out. Jeremy stated that he spoke to the owner of the septic company and apprised him of the fact that the person who hired him did not own the system on which he was working, and asked for a copy of the report. The septic company owner said he would only supply that to Paul because Paul was his client. Jeremy stated that Paul should provide the Colony with a copy of the report that he gets from the septic company. Jeremy stated that the Colony should hire it's own expert to do an analysis of the system and provide a report to the Board and the Membership, and that the owners of 14 Main should share their report with us.

Paul Stewart-Stand spoke. He promised that he would share the septic company's report with the Board, and claimed that the septic system was functioning poorly. Paul stated that there were backups at 14 Main in the summers of 2019 and 2020. Paul stated that their well is near the drainfield.

Jeremy Metz noted that the Board was never notified of the two previous backups. He asked Paul if he, representing 14 Main Street, was willing to deal directly with the Board, or would the Board be dealing with his lawyer.

Paul Stewart-Stand stated that the Board would have to deal with his lawyer.

Martha Levites moved, seconded by Georgann Stewart, to form a committee from the Membership to look at the engineer's report and make recommendations back to the Membership as to what needs to be done next, and to negotiate with the owners of 14 Main Street. In Favor: 10; Opposed: 14; Abstaining: 1. Motion defeated.

Faye Lieman, seconded by Rina Slavin, proposed a substitute motion that the committee be formed from the Board. In favor: 12; Opposed: 15; Abstaining: 1. Motion defeated.

Jeremy Metz, seconded by Faye Lieman, moved to hire an inspection company to analyze the Beach bathroom septic system and produce a report, which will be shared with the Membership, and give 48 hours notice to the owners of 14 Main Street before work starts. In favor: 20; Opposed: 4; Abstaining: 5. Motion carried.

At this point Paul Stewart-Stand resigned from the Board.

5- Committee reports:

Social:

Elliot Sokolov reported that the summer season is going very well, and noted that next Saturday is the Volleyball Tournament and Barbecue.

Barn:

Mike Brown reported that the light in the bathroom was fixed and he has one reservation for Barn use for September.

Camp:

Dave McDonough reported that Camp is going very well..

Lake:

Dan fast reported that the concrete dam repairs, which had been showing some seepage, are now dry and holding.

Sales & Legal:

Jeremy Metz reported that 322 Waccabuc Road and 43 Main Street are still on the market.

Water:

Ron Arnstein reported that the system is running off both wells, still having PFOA problems, and still working with the DOH on those problems. Drew Orr reported that booster pump repairs have been completed.

Town & Roads:

Mary Mahoney reported that the last Town Board meeting was uneventful. William Edwards noted that the roads need improvement, and stated that the new Board should work on that.

Road 4:

Rina Slavin stated that the staff's mission statement will be published in all future issues.

Communications:

Natalie Solano reported that, due to individual committee member's schedules, the new website was not yet up and running. Natalie stated that it would be worked on in the near future, and invited any interested members to help out.

Milena _____ talked about the Banquet, and asked if it would be possible to have a Banquet this year. Elliot Sokolov stated that Covid rules still being in effect there will probably not be an indoor event.

Devon Solano asked if Covid mask and vaccine rules would be in effect for the Volleyball tournament. Pearl Klainberg said Devon should call her if he is interested in playing.

Anna Margolies moved, seconded by William Edwards to notify the Membership by email of all Board meetings. Passed unanimously.

There being no further business the meeting was adjourned at 1:30 PM.

Respectfully submitted: Dan Fast, Secretary