

Minutes of Executive Board of GBCA virtual (Zoom) meeting – 8/14/22

Present: Jeremy Schneider: Vice President, William Edwards: Treasurer, Dan Fast: Secretary , Elliot Sokolov, Jeremy Metz, Drew Orr, Rina Slavin, Mary Mahoney, Mike Brown, Natalie Solano, Wendy Robinson, Gerry Sircus, Ron Arnstein

Absent: Dave McDonough

Meeting called to order at 10:35 AM by Jeremy Schneider: Vice President.

1- Minutes:  
The minutes of the 7/10/22 Board meeting were read by Dan Fast, Secretary. Corrected, and accepted as corrected.

2- Financial report;  
William Edwards, Treasurer, gave the Financial report as of 8/12/22 as follows:

Sterling Bank – Operating	\$ 111,494
Sterling Bank – Camp / Payroll	\$ 113,141
Sterling Bank – Water Capital	\$ 182,009
Sterling Bank – Capital Improvement	\$ 158,421
Total	\$ 565,065

There are two members in arrears, Harris and Moledo who are in legal proceedings. In addition Burgun and Hicks have been unresponsive to requests for payment. William will make one more attempt to get these two members to pay up, and if unsuccessful, they will be referred for legal action.

William stated that there seems to be some confusion as to when a Member of the Association is “not in good standing”. William proposed the following, which will be added to the bill that is sent out to all members for their community charges. This will be in addition to specifications for Payment Plans.

Date	Requirement	Non-compliance Action
<b>January 31st</b>	Payment or payment plan due	<ul style="list-style-type: none"> <li>• <b>\$100 late fee applied</b> (in addition to any installment fee as applicable)</li> </ul>
<b>February 28<sup>th</sup></b>	Paid in full or on active installment plan	<ul style="list-style-type: none"> <li>• <b>Member not in good standing</b></li> <li>• Use of the community facilities and attendance at community events prohibited</li> <li>• No longer eligible to vote in elections. (until the dues are paid in full + late fees as applicable)</li> </ul>
<b>December 31st</b>	Paid in full	<ul style="list-style-type: none"> <li>• Lien filed+ lien fee (\$550) + applicable legal fees</li> <li>• Interest starts accruing</li> <li>• Water Shut-off (if applicable) at discretion of the board</li> <li>• Further legal action to enforce lien at discretion of board</li> </ul>

William Edwards moved, seconded by Rina Slavin, to formalize the above procedure for dues payment and timing of when members are no longer “in good standing. Passed unanimously.

William Edwards moved, seconded by Mike Brown, to make this a clarification of existing procedures. Passed unanimously.

William noted that his funding information requests from all committees to provide budgetary information for the 2023 Budget has only generated one response. He urged other committees to respond ASAP.

3- Beach bathroom septic system:

Jeremy Metz reported that the septic system report that Paul Stewart-Stand received from the company that he had hired to inspect the community owned septic system at 14 Main Street, which Paul had promised to the Board, had not arrived before the Board hired another company to evaluate the system. Jeremy stated that we have received another letter from 14 Main’s lawyer, which makes a number of untrue claims. Jeremy spoke to George Calcagnini, our attorney, who directed us to ignore Paul’s attorney’s letter and proceed as we wish, as per the Easement.

Jeremy stated that the septic company that we hired was initially refused access by Paul to our system. When Board members and the company the Board hired attempted to start work Paul called the police. The police came, assessed the situation and left, and the septic company proceeded with their work.

Jeremy stated that we need to hire a firm to research any possible agreements pertaining to the septic system prior to the septic system prior to the 1968 Easement, and that we must have the property surveyed to establish property lines and ownership.

Drew Orr, who spent the day with the septic company, reported that two of the nine fields were cleared of roots, and that water was flowing freely into, and through, the fields.

4- Committee reports:

Camp:

Rina Slavin reported that Camp went extremely well this year except for some problems involving the waterfront staff. Rina stressed the need for the Camp committee to handle the hiring of the waterfront staff that is required for the Camp, and which must follow Department of Health rules.

Rina Slavin moved, seconded by Dan Fast, that the Camp hire all Waterfront staff that the Camp needs, as required by the DOH. Passed unanimously.

Beach:

Drew Orr reported that the new benches which were purchased had the wrong hardware (not stainless) so they were not installed. The plan was to install them, along with the Bulletin board, after Camp is over.

Barn:

Mike Brown reported that the exit signs in the Barn basement need repair and he will handle it.

Sales & Legal:

Jeremy Metz reported that 43 Main Street and 322 Waccabuc Road are still on the market, and that the Moledo situation is unchanged.

Water:

Ron Arnstein reported that he has received a notice of a DOH hearing pertaining to the PFOAs problem. Ron stated that it will result in fines, and that was what Bob Wasp had recommended that we do until there is some definitive information on the problem. Ron will attend the hearing on 9/13 and report back to the Board.

Social:

Elliot Sokolov reported that the last event, Ballroom Dancing, did not go well, but all other past events were well attended.

Road 4:

Rina Slavin reported that the next issue will contain mostly social event news.

Communications:

Natalie Solano reported that, due to vacation conflicts of committee members, the introduction of the new website has been delayed, but that the committee will be working on it in the near future.

The meeting adjourned at 1:05 PM.

Respectfully submitted: Dan Fast, Secretary