

Minutes of Executive Board of GBCA virtual (Zoom) meeting – 2/12/23 - DRAFT

Present: Jeremy Metz: President, Jeremy Schneider: Vice President, William Edwards: Treasurer, Dan Fast, Secretary, Elliot Sokolov, Drew Orr, Rina Slavin, Mary Mahoney, Mike Brown, Dave McDonough, John Bergherr, Natalie Solano, Russell Gordon, Reed Gillen

Absent: Abaz Nuza

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

1. Minutes:
The minutes of the 1/8/23 Board meeting were read by Dan Fast, Secretary, and accepted as read.

2- Financial report;
William Edwards, Treasurer, gave the Financial report as of 2/10/23 as follows:

Sterling Bank – Operating	\$ 205,910
Sterling Bank – Camp / Payroll	\$ 30,178
Sterling Bank – Water Capital	\$ 227,018
Sterling Bank – Capital Improvement	\$ 162,832
Total	\$ 625,938

There are three members in arrears. Harris and Moledo are in legal proceedings. Burgun continues to be unresponsive, and a lien is being filed on that property.

3- Committee reports:

Camp:

Dave McDonough reported that the committee is looking for waterfront staff, and will pay for any training required for said staff. Dave stated that the committee has been, and is, conducting an advertising campaign to attract candidates for these positions.

Barn:

Mike Brown reported that he has two requests for the use of the Barn in April and two in May.

Lake:

Russell Gordon reported that he has received inquiries about obtaining some of the dewatered material from the lake dredging from some community members. A discussion about this situation, and who handles dealing with Pristine Waters, the dredging contractor, ensued. John Bergherr moved, seconded by Jeremy Schneider, to apprise Pristine Waters of the fact that Eric Stand is no longer involved with the project, and directing them to deal with Jeremy Metz and/or Russell Gordon, and no one else. Passed unanimously.

The Board wishes to thank Devon Solano for his work in cutting up and removing the tree that had fallen on the dewatering bag.

At this point the Board went into Executive Session to discuss the Beach Bathroom Septic System situation (BBSS situation).

Jeremy Metz reported on the receipt from our attorney of a letter from the 14 Main St. attorney. Jeremy Metz will formulate a letter in, concert with our attorney, to address the 14 Main letter.

Jeremy Metz stated that a survey of the property line between 14 Main Street and Hall Avenue is necessary to clarify the access to the BBSS. John Bergherr moved, seconded by Dan Fast, to spend up to \$1500 to have the property line between 14 Main Stret and Hall Avenue surveyed. Passed unanimously.

The Board returned to Regular Session at this point.

Town & Roads:

Mary Mahoney reported that she and Reed Gillen worked up a Town & Roads committee description for the new GBCA website. Mary stated that she had attended a Town Planning meeting that was a good meeting, and was well attended.

Reed Gillen reported that the committee has another meeting with the Highway Superintendent scheduled for the near future.

Water:

Jeremy Metz reported that the 1/24 meeting with the Westchester DOH resulted in another meeting with them scheduled for 2/21, giving us additional time to come up with a new PFOA/PFOS mitigation plan to present to them. Jeremy stated that the Point Of Use plan that we submitted last month was rejected. Jeremy stated that the committee needs to formulate a cost comparison (installation and ongoing maintenance) for the different systems that have been submitted, and for the carbon system that the WDOH has been pushing, and take that to a meeting with the chief engineer at WDOH.

Drew Orr stated the State is not approving point of use systems for PFOAs mitigation, and that we must stress that the costs for the carbon system that the DOH is pushing cannot realistically be borne by this community.

Environmental:

John Bergherr read the committee description which will be on the new GBCA website. John will send this to the Board.

Insurance:

John Bergherr reported that he has received a letter from our insurance broker informing us of a 43% increase in the cost of Directors & Officers insurance. John stated that when he followed up with our broker he was told that this is an across the board increase on all D & O policies from this company. The increase will cost \$1140 more.

Sales & Legal:

Jeremy Metz reported that he is continuing his investigation of the Air BNB situation for our community.

Social:

Elliot Sokolov reported that the committee is meeting with various vendors about events for the summer season.

Communications:

Natalie Solano said the Communications committee needs the descriptions of the various committees for the new GBCA website. They are looking for Water and several other committees to provide these descriptions.

Maintenance:

Drew Orr reported that he will reach out to the contractor that was selected to replace the Barn back stair and get an updated price and firm start date.

The meeting adjourned at 12:10 PM

Respectfully submitted: Dan Fast, Secretary