

Minutes of Executive Board of GBCA meeting – 9/17/23

Present: Jeremy Metz: President, Jeremy Schneider: Vice President, William Edwards: Treasurer, Dan Fast: Secretary, Elliot Sokolov, Mary Mahoney, Mike Brown, John Bergherr, Russell Gordon, Reed Gillen, Abaz Nuza, Drew Orr, Kim Kahne, Moira Sircus

Absent: Rina Slavin

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

1. Minutes:
The minutes of the 8/13/23 Board meeting were read by Dan Fast: Secretary, and accepted as read.
- 2- Jeremy Metz welcomed the new Board and briefly reviewed the challenges that we will be facing during the coming year.
- 3- Financial report;
William Edwards - Treasurer, gave the Financial report as of 9/16/23 as follows:

Sterling Bank – Operating	\$ 118,326
Sterling Bank – Camp / Payroll	\$ 59,921
Sterling Bank – Water Capital	\$ 227,056
Sterling Bank – Capital Improvement	\$ 128,932
Total	\$ 532,235

There are 5 members in arrears. Harris and Moledo are in legal proceedings. Burgun is in lien proceedings. Hicks and Yun are in arrears and not in good standing.

A discussion of the situation at the Beach regarding the boathouse ensued. Abaz Nuza reported on his recent conversations with the Lewisboro Building Inspector pertaining to the alleged problems with the boathouse. The Building Inspector’s visits are the result of what he described as “an anonymous tip”. Kim Kahne moved, seconded by Jeremy Schneider, to review the Beach / Building Inspector situation with the Colony’s lawyer before having any further interactions with the inspector. Passed unanimously.

- 4- 2024 Budget preliminary discussion
William Edwards went over the first draft of the 2024 Budget. A discussion ensued. William asked for all committees to provide him with information on any expenses not included in the Budget.
- 5- 2023 – 2024 Meeting schedule
The final meeting schedule for the coming year was discussed and approved. It will be distributed to the Board and the community.
- 6- Committee reports:

Social:

Elliot Sokolov reported that the Summer season was very successful.

Roads:

Mary Mahoney reported that the committee will be meeting with the Town Highway Superintendent about the roads in the near future,

Water:

Dan Fast reported on his recent email exchange with Travis at H2O, who is handling the Carbon Block system. H2O is looking for an engineer to get a price and timeline for the pilot study which the state is requiring. They are hoping to have a proposal for us within the next 2 weeks. Dan will follow up with Travis to get more information and report back to the Board.

Dan also reported on the follow up to the violation for not having a Water Operator, which he had reported on at the last Board meeting. The problem was solved and the violation was removed.

Drew Orr reported that a leak on Hall Avenue was repaired with a very brief shut down required.

Sales & Legal:

Jeremy Metz reported that the Burgun property is in foreclosure. Jeremy stated that we have received a letter from a law firm handling a PFOA class action lawsuit, and also received other information on similar class action suits. He is following up with the Town and with the other law firms.

Jeremy also stated that a buyer is negotiating for the 23 Hillside Avenue property.

Environment:

John Bergherr reported that he and Jeremy Metz have been looking at various trees that need to be taken down, including one at the Beach parking lot,

Lake:

Russell Gordon reported that the CSLAP officials will be reviewing our present and historical data, and will be producing an analysis of the condition of our lake.

The meeting adjourned at 12:40 PM

Respectfully submitted: Dan Fast, Secretary