

Minutes of Executive Board of GBCA meeting – 11/12/23

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

Meeting called to order at 10:40 AM by Jeremy Metz: President.

1. Minutes:
The minutes of the 10/15/23 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 11/11/23 as follows:

Sterling Bank – Operating	\$ 91,466
Sterling Bank – Camp / Payroll	\$ 58,136
Sterling Bank – Water Capital	\$ 227,074
Sterling Bank – Capital Improvement	\$ 128,942
Total	\$ 505,618

There are 4 members in arrears. Harris and Moledo are in legal proceedings. Burgun in foreclosure, and is in lien proceedings. Hicks is in arrears and not in good standing.

- 3- Committee reports:

Water:

Jeremy Metz reported on the meeting this past Friday with H2O Innovation about the proposed pilot study. H2O stated that the study could be done using about 15% of the output of the Main Street well rather than the entire output. Engineering fees of approximately \$28,000 would remain the same, but the monthly fee would be reduced from \$5,000 to \$2,500, with the study to run between 3 months and one year.

Drew Orr stated that the carbon block PFAS filtration system has been approved for use in NY State on smaller individual systems.

Dan Fast reported that he had emailed the Membership, as promised at the recent Membership meeting, regarding the formation of a committee to look into transitioning to private wells. Dan stated that he received a total of 16 replies, and that he had emailed that group with emails shown. Elliot Sokolov, one of the respondents, stated that he has emailed the group about forming a committee, and has so far received one reply.

It was noted that EMBER, a private equity firm, has purchased H2O Innovation.

John Bergherr suggested that when leaks are repaired larger sections of piping should be replaced to lead to the eventual replacement of all of the underground distribution piping, and

that the leak in the new Hall Avenue line should be repaired and hook ups to that line installed.

After further discussion Dan Fast moved, seconded by Rina Slavin, to approve the signing of a contract with H2O Innovation to conduct a pilot study of the carbon block PFAS filtration system at an initial cost not to exceed \$50,000, with a monthly rental fee of \$2500 for a maximum of 12 months, with the total not to exceed \$80,000. After further discussion Dan Fast withdrew his motion.

The final Board decision was to wait for the promised revised proposal for the pilot study from H2O before making any binding commitments.

Camp:

Maura Sircus reported that the committee is working on salaries and staffing for next year. Jeremy Schneider stated that the question of raising all Camp salaries to the NY State \$15 per hour minimum wage was discussed at the recent Membership meeting with the Board directed to investigate further. William pointed out that the final Camp figures for the year are not quite complete, and suggested that the wage scale subject be discussed at the next Board meeting. This will be done.

Beach:

Abaz Nuza reported he has an architect coming later this month to look at the crack in the boathouse foundation wall and detail a repair. Several other items mentioned by the Town building inspector have been taken care of.

Lake:

Russell Gordon stated that the beach bathroom septic tank may need to be pumped. It will be done either this month or in the spring.

Sales & Legal:

Jeremy Metz reported that we have been asked to waive our right of first refusal on the sale of the Mikus / Dengler property at 30 Lake Street. The sale price is \$515,000. Dan Fast moved, seconded by Mike Brown, to waive our right of first refusal on the sale of the 30 Lake Street. Carried unanimously.

Town & Roads:

Reed Gillen and Mary Mahoney reported that there will be a vote on the Town Budget after the Thanksgiving holiday. They also spoke briefly about the roads.

Communications:

Jeremy Metz reported that he was in communication with the committee members, and the new website is not quite set up yet.

The meeting adjourned at 12:50 PM

Respectfully submitted: Dan Fast, Secretary