

Minutes of Executive Board of GBCA meeting – 12/10/23

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

Absent: William Edwards: Treasurer, Mike Brown, Abaz Nuza

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

1. Minutes:
The minutes of the 11/12/23 Board meeting were read by Dan Fast: Secretary, and accepted as read.

2. Financial report;
Jeremy Metz: President, gave the Financial report as of 12/6/23 as follows:

Sterling Bank – Operating	\$ 80,016
Sterling Bank – Camp / Payroll	\$ 58,104
Sterling Bank – Water Capital	\$ 227,084
Sterling Bank – Capital Improvement	\$ 128,948
Total	\$ 494,152

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

3- Committee reports:

Beach:

Dan Fast reported for Abaz Nuza, who was unable to attend this meeting, that Abaz will be contacting an architect for recommendations regarding possible work on the Beach buildings.

Russell Gordon reported that the Beach bathroom septic tank was pumped last month.

Water:

Jeremy Metz reported on recent developments pertaining to the proposed pilot study of the carbon block PFAS filtration system. We were informed that the state requires that the water used in the pilot study must be disposed of. It cannot be used to fill the storage tanks, even though the filtering introduces no material, toxic or otherwise, into the water. This would require disposal of about 10,000 gallons per day. H2O Consultants has proposed downsizing the pilot study so that 1500 gallons, a much more manageable amount, would need to be disposed of. This could be done without trucking it away. However, the initial cost of the (smaller) pilot remains the same, although the monthly rental is reduced from \$5,000 to \$2500. There were still a number of potentially costly variables in the proposal, as well as some details in the contract which would need to be changed.

Drew Orr has been investigating the possibility of changing the chlorination point in our system. This would enable us to filter the output from the Pump House rather than the input to the storage tanks, which could result in a much smaller filtering system, and might eliminate the need for a pilot study. Drew and Dan will follow up and report back.

Roads:

Mary Mahoney reported that the committee is trying to get Stop signs placed at the intersection of Branch Street and Lake Street, and is meeting resistance on the part of the Town. Mary mentioned that the recently installed Stop signs at Pond Street and Hall Avenue had been an uphill battle. The committee is also working on the erosion problem in several areas of our roads, and the entry paving extensions.

Camp:

Maura Sircus reported that registration for returning campers has been open since 12/1/23, and response has been excellent, and registration for new campers starts 1/1/24. Camp salaries are also being raised for the coming season.

Sales & Legal:

Jeremy Metz reported 30 Lake Street was sold for \$515,000 to Tom Gultinan and Suzan Wines.

Communications:

Kim Kahne and Jeremy Metz reported that the new website has no storage capacity and needs to be linked to something else for the needed storage. The two Natalies, who have been working on it, hope to have it fully operational within the next couple of months.

Good & Welfare:

Rina Slavin reported that she is our representative to the Community Center of Northern Westchester. Our community is a participating member.

The meeting adjourned at 12:10 PM

Respectfully submitted: Dan Fast, Secretary