

Glen Isle Improvement Association, Inc.
Board of Directors Meeting Minutes
November 15, 2023

Date: November 15, 2023
Time: 7:03 p.m.
Location: Held at Clubhouse & Virtual

Meeting called to order by John Szkotnicki

Attending In Person: Christina Feindt, Dave Springer, Yvonne Myers, Dan Dillon, Rick Nines

Attending Virtually: John Szkotnicki, John Morgan, Brendan McGrath, Josh Howard

Absent: Stephanie McShane, Angelica Gutierrez, Matt Clifford, Brandon Sands, Jack Thibodeau

Approval of the Minutes:

The minutes of the October 2023 meeting of the Board of Directors were reviewed. Motion to approve as corrected is made by John S., Rick N. seconds **APPROVED**

Treasurer Report: *Yvonne reviews.*

Capital Reserve Fund:	\$29,289.91
GIIA Checking:	\$18,953.58
Safe Harbor Savings:	\$5,955.54
Boat Lift Escrow:	\$4,000
Total Checking/Savings:	\$108,299.03
Accts. Receivable:	\$3,625.00
Total Current Assets:	\$111,924.03

Documents were submitted

Financial review:

Paid \$5K for tree removals and paid Proud Landscaping \$1,725 for 3 months of service.

Yvonne offers bank letterhead statements.

A reminder that capital improvements paid for from Capital Fun require approval.

Motion is made to approve Treasurer's Report by David S., Rick N. seconds **APPROVED**

OLD BUSINESS:

Shoreline reclamation:

- John updates that the permit is now approved at the state level.
- Still need to get the county permit.
- Scope is now one 30-ft groin offshore and sand delivery via barge.
- Project time window is now limited to February window previously discussed.
- Board looks at 3 estimates and clarifies labor and material costs for each.
- Motion is made by Rick N. to approve the proposed estimate of \$31.5K for the total project by Arrow Environmental. Dan D. seconds the motion. **APPROVED.**
- No deposit due, 1/3 paid at start, remainder at completion.
- Noted that the community should be reminded of all facets of this project that has been previously discussed, but must now be funded. An email will be sent inviting residents to the Dec. 20th meeting if they have questions or concerns.

A-Pier Redecking:

- Board discussion on the future need and timing for the redecking of A Pier to match that of B Pier.
- Pier Chair Brendan notes many needed electrical repairs and wiring issues, and plumbing troubles to include in any A Pier project. “Doing it properly” should be a goal.
- Discussion of piling and frame heights, fascia boards, water levels, and more
- General consensus to wait on this project and get it in a capital improvement projection plan.

Clubhouse Improvements:

- Still need gutters emptied ASAP
- Still need weed tree on south side removed ASAP
- Christina presents the final clubhouse interior painting bids.
- Brief board discussion on finishes, costs, and materials. If same finish, costs lower.
- Yvonne makes a motion to accept the \$1,890 max bid from S. Patrick Painting, David S seconds. **APPROVED**
- Painting will be scheduled within the next few weeks.

NEW BUSINESS:

Sign Upkeep:

- Sign repair was done and seems good to all.

Beach Winterization:

- Phelps is coming on Nov. 21st for salt and water issues.
- Yvonne is working on the trash and port a let schedules.
- Need gate opened for service entry, and need to give Brendan’s number to water folks.
- Yvonne has Sam’s key collection, but not the beach gate key.

Miscellaneous Topics:

- We may need to explore Clubhouse and beach punchlist of tasks we needed done by Proud Landscaping as some items are still looming.
- Christina clarifies annual budget for clubhouse improvement and such does not include the painting approved this evening.
- Brief board discussion on the Cost Projections for Capital Improvements previously addressed by Rick, John S., and Christina. Everyone seems to want the same thing, and this may require discussion time beyond meetings.
 - We need to collect all project and facility data to reassign a timeline and cost estimate for each.
 - With over \$107K in assets, GIIA should organize beyond annual budget items

A motion to adjourn the meeting is made by John S., Dave S. seconds
Adjourned at 8:02 pm

APPROVED

Submitted by Christina Feindt, GIIA Recording Secretary