

**Glen Isle Improvement Association  
Board of Directors Meeting Minutes  
December 8, 2015**

**Date:** December 8, 2015  
**Time:** 7:00 p.m.  
**Location:** Glen Isle Clubhouse

Meeting called to order by Michael Wagener

**Attending:** Christina Feindt, Mike Wagener, Martha Waltman, Sam Liff, Yvonne Myers, David Smith, David Springer, Connie Grabill

**Absent:** Stephanie Hutchins, Anne Redmiles, Mike Risher, Barbara Anderson, Jack Thibodeau, Tim Keating, Ben Borchelt

**Reading of the Minutes:**

The minutes of the November 17, 2015 meeting of the Board of Directors were read. Motion made to approve with corrections by Sam Liff, second by David Smith. **Approved.**

**Treasurer Report:** Yvonne Myers reports

|                              |                    |
|------------------------------|--------------------|
| Capital Reserve Fund:        | \$17,237.84        |
| GIIA Checking:               | \$12,467.32        |
| Safe Harbor Savings:         | \$45,523.17        |
| Total Checking/Savings:      | <b>\$75,228.33</b> |
| Accts. Receivable:           | \$1,100.00         |
| <b>Total Current Assets:</b> | <b>\$76,328.33</b> |

*Documents were submitted.*

Funds for A/C installation have been moved to the checking account (\$10,000).

It is noted on the annual budget plan as Prior Years Funds.

Income and expenses discussed.

A motion is made to accept the Treasurer's Report with corrections by David Springer, second by Sam Liff.

**Approved.**

A motion to approve the annual budget to present to the community at January 19<sup>th</sup> meeting is made by Sam Liff, Christina Feindt seconds. **Approved.**

Notes on Annual Budget:

Suggestion to change the term "Marina" to "Piers".

"Add vote on 2016 budget to the agenda in letter to residents" per Barbara Anderson by e-mail.

A brief discussion on capital improvement list and budget forecasting is held.

Recent board meetings have seen some talk about these issues.

Some seem to want more precise long term planning and specific costs.

Mike Wagner comments that we tend to use it as a guideline, not an exact template.

Question: Do we want to forward this information to residents at the budget meeting?

Discussion: The document as it exists is not specific and hasn't been updated with most recent costs.

Seems like a good topic of discussion, but board needs to do some editing, research and include a mention that all costs are estimates. Perhaps we should also include a 5 year plan and a long term plan.

The most important thing about this list is that it helps to remind the Board of upcoming needs when making budget projections.

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## COMMITTEE REPORTS:

### **Playground:** Tim Keating absent

- \$250 cost for tree limbs pruned over the parking lot.
- Resident notes that sign that says, "no parking beyond this point" is peeling off. We need a new sign.

### **Piers:** Barbara Anderson absent

- Piers are good
- The geese are back at the beach. Do we need more treatment applied?  
Sam will contact Proud to come apply goose repellent.

### **Beach:** Ben Borchelt absent

- Resident says he can redo the picnic table steel for \$250. Then we would just need to attach a top.
- After Board discussion on the issue, Mike Wagener will ask Tim to remove concrete and all for future replacement.

### **Clubhouse:** Tim Keating absent

- GILA progress on kitchen redesign project.
  - A resident has offered a sketch and ideas along with a simple cabinet cost estimate. Alterations are being made to that sketch and plan prior to submission with more exact material costs.
  - Mike Wagener reports that Jim Douck has also been starting design work, but no report to offer.
  - David Smith proposed a demolition party to save on costs when we get to that point. Mike Wagener agrees this is a good idea, but must watch liability, and needs proper staging.
  - We must also be aware of new A/C unit locations prior to final planning.
  - Assurance is given that the community will be involved. GILA will bring it to the BOD and the BOD will bring it to the community.
- Safety gate on stairs is brought up again. David Smith will look at.

### **Roads and Paths:** Tim Keating reports

- Walnut Glen Project:
  - Barbara has submitted a new CBT grant proposal and will continue to research others.
  - There was a job estimate of \$100K received. This gives us some kind of idea on the scope of the work. Other bids we've gotten have been in the \$80-90K range.
  - This will be a long process, but we are in line for eventual funding for the project. Glen Isle is now recognized by major funding groups as a promising project area. Getting data to support all of this.
  - Martha asks how work on the Clifford property affects our future plans? Mike W., "he is working with us and is being helpful sharing information."

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## OLD BUSINESS:

### • Insurance

GILA got several bids. State Farm, Zurich, Philadelphia, etc. We currently have Farmer's. No others were competitive. We stayed with what we have as December is the rollover month.

- Mike Wagener reports that we have good coverage due to the nature of the policy. The Board listens to a brief explanation of benefits and the scope of the policy package.

### • Directory update

- A current prototype is shared. Work is continuing. We are trying to get the latest resident listings from new owners and clear up several questions. There is also one change to an advertiser. And the newest version of the Rules is ready now to insert.

- It would be nice to distribute at the January budget meeting. Christina will check with the printer.

**NEW BUSINESS:**

- Wi-Fi at the Clubhouse is discussed.
  - Wi-Fi service would be an asset for many reasons.
  - This would offer communications for the remote control of the new HVAC units.
  - A programmable door lock can also be handled remotely, controlling and monitoring access.
  - The clubhouse currently has Verizon phone service. We should get an idea of cost for adding Wi-Fi to the service package.
  
- Blue Heron Estates.
  - Dave Springer notes that a lot of excavating is being done recently.
  - Martha adds that the grading permit is still good, the county won't stop work.
  - Martha will continue to monitor the standing water issue as it develops.
  
- Mosquito abatement issue.
  - Is Glen Isle on the list?
  - Mike Wagener will check on current status with Tim Keating and the county.
  - An exemption form (to not be sprayed) was sent out in the last newsletter.

Motion to adjourn is made by Sam Liff, David Smith seconds.

The meeting was adjourned at 8:03 p.m.

Submitted by Christina Feindt, Recording Secretary