

Glen Isle Improvement Association
Board of Directors Meeting Minutes
September 17, 2020

Date: September 17, 2020
Time: 6:58 p.m.
Location: Glen Isle Clubhouse

Meeting called to order by John Szkotnicki

Attending: Matthew Clifford, Christina Feindt, John Szkotnicki, Scott Luckett, John Morgan, David Springer, Jack Thibodeau, Yvonne Myers, Michael Wagener, Sam Liff, Eva Green, Anne Redmiles

Absent: Stephanie McShane, Todd Reabold, Brendan McGrath

Reading of the Minutes:

The minutes of the August 2020 meeting of the Board of Directors were reviewed. Motion made to approve as amended by John S., Yvonne seconds. **- APPROVED.**

Treasurer Report: Yvonne reports

Capital Reserve Fund:	\$25,329.07
GIIA Checking:	\$45,274.88
Safe Harbor Savings:	\$50,835.40
Total Checking/Savings:	\$121,439.35
Accts. Receivable:	\$3,200.00
Total Current Assets:	\$124,643.35

Documents were submitted.

Financial review:

Yvonne reviews items.

Motion made to approve the Treasurer's Report by John S., Scott L seconds. **- APPROVED.**

Boat Ramp Wall Repair project:

Scott L updates – Just this morning we got permit approval for rebuild of north side finger pier at ramp. Work should be done over off-season. Disruption should be minimum. South River Marine was CC'd and we are pending their reply to reschedule. Will wait for work until after season and work might take 2 weeks to a month. A few days of demo.

Shoreline Reclamation project:

John, got another bid at \$28K. Less than expected with the fill material (dirt) being the main cost. Now the plan is to put rock along shoreline and backfill, not going further out as we wanted to. Will line up with existing wall and fill in w/ rip rap and rocks. Will present all details at Oct. meeting. Still OK as a landing location for jet skis and more, though we should encourage folks to be cautious.

Clubhouse Roof:

Tim got estimates. Summary is 4 bids ranging from \$11K to \$15K. Low bidder is Chesapeake Roofing Window & Siding and Tim remarks they were more impressive to him as they got on the roof to inspect it. Their estimate is \$11,500. Board discusses pros and cons of locking in a deal now and when to do construction. John **makes a motion** to "negotiate a deferral with the contractor for a roof replacement projects that is subject to community approval, with work to begin in the spring." Mike W seconds the motion. Discussion and then a vote is held **- APPROVED.**

Tree & landscaping issues:

John got an estimate of cost for some tree care in public areas.

Two trees near the clubhouse are in trouble, one needs removal, one needs trimming.

Same estimate includes filling in ground behind bulkhead at the beach due to some natural loss.

Clubhouse cost \$225 removal and \$175 for trimming, beach cost is \$575

John **makes a motion** to move forward with both of these items. Yvonne seconds. Vote - **APPROVED**

Beach Gate:

The whole system needs improvement for the casing surrounding the card reader.

We can contact ESSI, the company who services, or we can seek solutions ourselves.

John will look into it further.

Questions about fiscal planning:

Eva asks why capital improvement plans aren't on the budget.

Some discussion about future planning for those and the accounting method used.

Yvonne remarks that she's open to learning how that could all be integrated if there's an offer of help.

Beach issues:

Sam makes observations of multiple beach issues including overflowing garbage with too much trash around the dumpster and overflowing cans down at beach.

Seasonal shut-downs should include removal of trash cans.

All should be brought up at Sept. Community Meeting.

Clubhouse humidity

Recently noted a sheen of mildew due to excess humidity on floors that had to be cleaned.

Clubhouse chair suggests leaving heat/air at minimum settings to help.

Dehumidifiers are needed at the clubhouse. Perhaps need two.

John M suggests a model that he recently installed. Reports great results. \$275 estimated cost.

Debbie and Mike offer to look into product options and report back

Annual Meeting:

New meeting date is Thursday, Oct. 22

Quick discussion of current COVID restrictions on gatherings

County website says 25 people allowed indoors for gatherings, 50 outdoors

We should look into utilizing virtual meeting options for October event.

Christina made a draft notice to share tonight that calls attention to new date and agenda.

John adds that we need to put a sign out a couple of weeks ahead.

Board member resigning:

Scott Lockett announces that he is moving and will not be here for Oct. 22nd meeting.

He is passing his finger pier project materials on to Mike W.

He is officially resigning and the board thanks him for all he has done.

John **makes a motion** to recognize Scott Lockett for his contributions to the board.

Second by Tim.

- **APPROVED**

Motion to adjourn is made by John S., Yvonne seconds.

Adjourned at 8:02.0 pm.

Submitted by Christina Feindt, Recording Secretary