

Glen Isle Improvement Association, Inc.
Board of Directors Meeting Minutes
April 15, 2026

Date: April 15, 2026
Time: 7:03 p.m.
Location: Held at Clubhouse & Virtual

Meeting called to order by Debbie Wagener

Attending In Person: Debbie Wagener, Christina Feindt, Jack Thibodeau, Kathryn Lauterbach, Brandon Sands, Jennie Melvin, Brendan McGrath, Dave Springer

Attending Virtually:

Absent: Joshua Howard, Yvonne Myers, Rick Ball, Jenn Miller, Dan Dillon, Rick Nines, Amanda Funk

Approval of the Minutes:

The minutes of the March 2026 meeting were reviewed. **A motion to approve** was made by Jack T., Brandon S. seconds. **APPROVED**

Treasurer Report: *Kathryn (Asst. Treasurer) reviews as of March 31, 2026*

Capital Reserve Fund:	\$31,427.08
GIIA Checking:	\$49,645.90
Safe Harbor Savings:	\$34,505.56
Boat Lift Escrow:	\$8,000.00
Total Checking/Savings:	\$123,578.54
Accts. Receivable:	\$14,160.00
Total Current Assets:	\$137,738.54

Documents were submitted

Financial review:

Expenses for March include the last oil delivery at clubhouse, \$1,100 in biz expenses, \$296 for electrical at the beach gate and piers.

Motion is made to approve Treasurer's Report by Jennie M., Brandon S. seconds **APPROVED**

COMMITTEE REPORTS:

Clubhouse:

- Screen repair on the north side porch is being done by volunteers now.
- Window estimates still to come, along with foundation, drainage, etc.
- Basement lights were recently left on after a rental or function.
- Jennie will purchase a shorter hose for the dehumidifier downstairs.

Beach:

- **Service start-up dates** are discussed.
Water on 3/31, Trash on 4/10, Port o Let back 4/13

- **Beach Road** - Repair was done, but not totally finished sealing, per Jennie M.
Some slight holes or problems need to be addressed
- **Swim nets** - Amanda reported trouble finding local for purchase due to concerns for fish, etc.
George M. helped remove old nets and chains from the water areas.
Mike W. will take to the landfill, Jennie offers help
- **No diving signs** - Someone was seen putting up “no diving” signs this week. Nobody was authorized to do so. Not a huge deal, but random folks shouldn’t be placing signs without discussion with the Board.
- **Swim platform** - Emailed about detachment on 4/13 from folks across the river. DNR brought it back, and folks checked on it today. It was formerly attached to a bucket of concrete, which is a concern on the bottom of the swim area for kids jumping in or diving off the platform. Jennie offers to look into location and removal.

Piers:

- Kayak racks work has been completed.
- Cost updates for A Pier electrical work not ready yet.

Roads & Paths:

- Nothing to report

Playground:

- Woodchips are still pending delivery and access to install on the playground. Debbie will reach out to residents about clearing the space a bit.

Clubhouse:

- Annual service on HVAC needed. Jennie proposes an estimate of a local professional service on 3 inside units, 2 outside for \$300. A vote approves that repair.

OLD BUSINESS:

Community Dumpster:

This year’s date was unfortunately missed. Must reserve by December to early January to be part of the AA County program. Several board members set a reminder for November.

Reserve Study for Capital Improvement Planning:

We do not yet have the proposal back from the Reserve Study folks. It is expected by the end of April. Debbie will share when she gets it.

Beach Road repairs:

Reviewed in Beach report above.

Beach Gate:

Debbie reports contacting two companies about available technologies.

Two quotes, with one that seems more workable.

Electronic Security Services - \$2,315 no cards included, cards would cost \$1,000.

Mid Atlantic Entry - \$3,071 includes reader with 200 cards
The gate also needs some modernization and repair.
Estimate of a new chain and a cantilever roller, etc. is near \$1,600.
More talk to come on this decision

NEW BUSINESS:

Clubhouse HVAC

Annual service on HVAC needed. Jennie proposes an estimate of a local professional service on 3 inside units, 2 outside for \$300. A vote approves that repair.

Boat Ramp Gate

Discussion held as this gate also needs improvement, update.
It would be nice to have electronic access, there is electrical available nearby.
Perhaps a locking mechanism on the existing gate with some type of card reader.
We will look into this with beach gate issues.

Rentals and facilities

GIIA Board is seeing an increasing number of non-property owners seeking usage of facilities.
Discussion is held on what regulations are needed to best control access for all. Opinion is set at a 6 month minimum lease to qualify for Associate level membership for GIIA. Jennie makes a motion to raise the lease requirement to 6 months at minimum to qualify for Associate Membership and facility usage. Second by Kathryn L. Discussion, vote **APPROVED**
We will finalize language for putting this into effect with community rules.

Bacterial Water Testing

GIIA is enrolled in the seasonal program.
We have a teen volunteer sample taker for the 16-week program.
Sampling happens on Thursday mornings with results shared on Fridays online.

Mosquito Abatement Resident Notification:

MD Dept. of Agriculture requires proper notification to all residents that Glen Isle has been approved for this year's mosquito prevention spraying. Notice will be shared here tonight, on the Resident Chat page on Facebook, in the next community newsletter, and via any community emails sent out.

- Your community's assigned fogging night is: **Sunday**.
- Your community will only be fogged on Sunday nights during the 2026 season.
- If we need to fog on a different night due to mosquito borne illness, a press release will be issued and residents with exemptions will be notified.
- Fogging can occur anytime between 7:00 PM and 2:30 AM
- Fogging will not begin until 10 days after the community has been notified and we have received the Community Notification Verification Form
- **The estimated fogging season for 2026 is June 3 to Oct 6.**

- Residents who do not wish their property to be fogged may file an exemption. The exemption policy and form can be found:
<https://mda.maryland.gov/plants-pests/Documents/MosquitoControlExemptionForm.pdf>
- Please stay indoors while fogging operations are being conducted

For Further information:

- http://mda.maryland.gov/plants-pests/pages/mosquito_control.aspx
Email: mosquito.control@maryland.gov
- For information on the products used: http://mda.maryland.gov/plants-pests/Pages/mc_product_labels_material_safety_data_sheets.aspx

Misc. Issues:

- The recent Easter Egg Hunt event was very nice. The event was a bit small, perhaps due to date options.
- May 2nd Community Association Summit event at AACC again this year. Registration is still open. Christina went last year, Debbie may opt to go this year.
- Friday Happy Hour events seem to be popular with residents. One per month, offering some for adults only, some with live music. All bring food and drink to share.
- Dave S. asks about exploring options for expired covenants. Dave will call a lawyer for advice on the legal process and first steps.
- Amanda sent notice of some future legislation options that would put a tax on all area boat slips. Nothing has yet been passed, but is being discussed. This merits attention.
- A resident who plowed some snowy areas is asking for payment to cover costs though there was no agreement in place. After discussion, **Jack T. makes a motion** to offer \$500 payment to the individual. Second by Dave S. Discussion clarifies procedure for required pre-approval in the future. Vote is held. **APPROVED**
- The current Beach Chairperson would like to offer their resignation, effective today. The Board thanks Jack T. for his time and efforts for all things beach related. We will now seek a replacement for this important role.

A motion to adjourn the meeting is made by Jack T., Jennie M. seconds

APPROVED

Adjourned at 8:05 pm

Submitted by Christina Feindt, GIIA Recording Secretary