

Glen Isle Improvement Association, Inc.
Board of Directors Meeting Minutes
August 20, 2025

Date: August 20, 2025
Time: 7:05 p.m.
Location: Held at Clubhouse & Virtual

Meeting called to order by Debbie Wagener

Attending In Person: Christina Feindt, Yvonne Myers, Debbie Wagener, Jack Thibodeau, Rick Ball, Brandon Sands, Jenn Miller

Attending Virtually: Dan Dillon, Jennie Melvin, Kathryn Lauterbach

Absent: Brendan McGrath, Joshua Howard, Rick Nines, Dave Springer

Approval of the Minutes:

The minutes of the July 2025 meeting were reviewed. **A motion to approve** was made by Brandon S., Jack T. seconds.

APPROVED

Treasurer Report: *Yvonne reviews as of July 31, 2025*

Capital Reserve Fund:	\$31,416.52
GLIA Checking:	\$15,066.38
Safe Harbor Savings:	\$44,493.24
Boat Lift Escrow:	\$8,000.00
Total Checking/Savings:	\$98,976.24
Accts. Receivable:	\$2,325.00
Total Current Assets:	\$101,301.24

Documents were submitted

Financial review:

It is noted that the tree service of \$3,579 was for the tree taken down by the storm at the clubhouse area. Also, an additional dumpster pickup was paid for the July 4th weekend, for \$80.66.

Motion is made to approve Treasurer's Report by Jack T., Brandon S. seconds

APPROVED

COMMITTEE REPORTS:

Clubhouse-

- Goats used for landscaping were successful, but the area still needs some cleaning out.
- Landscaping needs include the removal of 4 trees on the south side of the clubhouse, and one tree near the bamboo patch. Estimate to remove all is \$3,200 from Richards Tree Care, the same business donating wood chips to playground.
- Foundation and drainage issues have some new estimates of cost. All suggest regrading the whole foundation to better direct water. But all are separate issues, esp for bidding.

- Cheapest estimate from Stallings for repiping so far is \$8,600 to involve ramp removal, and putting new 6" pipe underneath. Additional work on the north side with pipe outlet near bamboo, would total \$9,800. Jenn will seek to re-bid the other two to equal work.
- The foundation issue involves interior repairs also. Jenn met with pros for basement ideas. Cheapest was at \$10,000. This would include sidewalk and porch fixes, basement foundation repairs, sealcoating and waterproofing. Would address cracks on the south side wall in basement and could be done in an estimated 3 days. Verbal only at this time.
- Hillside landscaping post goat work: Landscaping in front of playground, roots intruding into clubhouse foundation and hillside general condition needs addressing. Estimate of \$7,100 to \$7,600 for hillside only.
- Maryland mold report is pending.

Beach

- Swim net issue has estimates and specs from Mike W.
80 foot sections, height is 14-foot at the deepest. May need a rolling system for storage, or other ideas. These need weights at the bottom, we use a chain now. First cost reported is \$2,500 for 350 linear feet. We should approve prior to next season.
- Beach roadway and swale issue has one quote from Cromwell for \$1,800 CR6, etc.
- Advised it would be best to put concrete in the swale. Estimate of \$10-12K.
- Also possible to do a temporary solution for self-repair.
- Brendon wants linear feet data

Piers-

- Electrician still needed for slip outlet not working.
- Reports that only 2 receptacles are working and extension cord is causing troubles. Either permanent or temporary solutions are needed very soon.
- Mike W. will look into a solution for temporary repairs
- Deb will contact Brendan and others for the whole Pier A electric project estimates

Playground-

- Mulch/wood chips - Volunteers needed to spread them out this weekend.
- Additional improvement ideas include new trees added to the area, new stairs down to the playground alongside the south wall of the clubhouse. New trees estimate of \$2,200 after offer from an anonymous resident to assist with a donation of \$5K.

Roads & Paths-

- Jenny did call AA county again about road conditions and drainage issues.

Clubhouse Bathroom Committee-

- This topic is tabled until capital projects plans are more in place with budget.

Clubhouse Bathroom Committee is:

Dave S. (chair), Bonnie G., Jenn M., Christina F., Jennie M., Debbie W., Rick B., Angelica G., Tim K., Jim D.

Capital Planning Committee-

- The committee was unable to meet for the July session, will reschedule.
- **Capital Planning Committee is:**
Joshua H (chair), Christina F., Rick N., Debbie W., Dan D., Yvonne M.

OLD BUSINESS:

- Suggested to resurrect the campaign to approach property owners now excluded from covenant fees, to offer legal assistance and documents needed for altering a property's deed prior to sale to bring more into alignment with all paying annual fees.
- Mike W. offers some history on this and offers to look for information and legal doc's.
- July Beach Party hosted by GILA was well attended and got positive feedback.
- Christina has helpers assisting with the community directory update.
- A newsletter should be out sometime early to mid October with holiday plans/dates

NEW BUSINESS:

Misc.

- Open position on the board is mentioned, a few volunteer candidates are named. Resident Amanda Funk is in attendance and volunteers for the remainder of the term recently vacated by Angelica G., she is voted in by board in attendance.
- Discussion of future rules and controls on HOA membership inclusion.
- Exploration of alternative ideas of expansion of boat slip rentals and clubhouse rentals to those outside the community for increased fees. Would assist with raising needed revenue, especially if residents don't approve the fee levy increase in September.
- A review of events coming up in Glen Isle:
August 22 - GIIA 75th Anniversary of signatures for formation of GIIA, Inc.
September 20 - Date for community party for 75th anniversary, hosted by GIIA
November 27 - Turkey Trot Run/Walk event
December 14 - Glen Isle Holiday Party hosted by GILA, with lights contest winners announced

A motion to adjourn the meeting is made by Jack T., Brandon S. seconds

APPROVED

Adjourned at 8:26 pm

Submitted by Christina Feindt, GIIA Recording Secretary