

Glen Isle Improvement Association, Inc.
Board of Directors Meeting Minutes
February 18, 2026

Date: February 18, 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, Jenn Miller, Dave Springer, Jennie Melvin, Kathryn Lauterbach, Amanda Funk, Joshua Howard, Dan Dillon

Attending Virtually: Rick Nines, Brendan McGrath

Absent: Rick Ball, Brandon Sands, Yvonne Myers

Approval of the Minutes:

The minutes of the January 2026 meeting were reviewed. **A motion to approve** was made by Jack T., Jenn M. seconds. **APPROVED**

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

Capital Reserve Fund:	\$31,424.54
GIIA Checking:	\$22,498.37
Safe Harbor Savings:	\$34,502.77
Boat Lift Escrow:	\$8,000.00
Total Checking/Savings:	\$96,425.68
Accts. Receivable:	\$32,750.00
Total Current Assets:	\$129,175.68

Documents were submitted

Financial review:

Expenses for January include \$182 electric for clubhouse, \$806.20 oil for clubhouse, \$89.90 wi-fi.

Some discussion about the total monthly cost of the clubhouse.

Question about the cost of electricity at B Pier of \$44, maybe get an electrician to look at? Secretary confirms last January cost was \$36. Perhaps a non-issue.

Motion is made to approve Treasurer's Report by Christina F., Jack T. seconds

APPROVED

COMMITTEE REPORTS:

Clubhouse:

- Jenn M offers info on various work needs including a suggested sequence of work as First, external foundation and grading, second drainage, and third foundation masonry which may wait a couple of years if req by budget constraints. Must do outside before the interior.
- For quotes - one drainage biz won't quote until grading work is done. Foundation only has one real offer, waiting for another quote now. Will align bids w/ scope of work.
- For landscaping needs, there's a possible donation of materials if we provide some labor. Also, Richard's is currently the cheapest and has donated chips to us already.

- Also need to consider doing the steps to the playground next to the clubhouse wall when we do foundation work.
- Suggested to redirect water flow on the north side of the clubhouse with a catch system and further movement toward the bamboo patch.
- Summary: lots of options and a variety of costs. The board needs to determine project timelines using Capital Planning Committee priority lists and budgets. Some questions about permit needs and timelines. More info next month.

Beach:

- Road repair has to wait for weather and a week's notice to work. Prior to April 1 is the target.

Piers:

- Spring start-up dates to be set in April. Water, trash, port-o-let, etc.
- A complete scope of work is needed for A Pier electrical for some new estimates. Josh will seek some new information to better align bids.

Roads & Paths:

- Nothing to report

Playground:

- Wood chips on neighbor's property are still an issue encroaching on the playground and preventing new chip delivery of our own. The neighbor has been asked to remove and reports slow progress on that front. The Board may need to make a request. If chips are not moved in time, the community may just integrate them into the entry area so that new materials can be installed in the playground area. Volunteers will be needed.

Capital Planning:

- There was a meeting this evening, Josh offered a summary report.
- A reserve study representative is coming March 2nd for a meeting with Debbie. The planning sheet for the Capital Planning Committee will be shared.

OLD BUSINESS:

- The card reader at the beach is old and will need replacement soon enough with more modern tech. Recent card cost increases may need to wait for new systems. Topic is tabled for now.
- The newsletter is pending info on beach gate card procedure and a few smaller items. Will distribute by email and online.

NEW BUSINESS:

Realtor Pack cost

Jennie M. notes that the current \$50 charge for a realtor pack is well below market pricing. Jack T. **makes a motion** to increase the cost of the GIIA relator pack to \$100, Jennie M. seconds. A short discussion is held. It is a legal requirement to offer them to buyers. A vote is held. **APPROVED**

Boat Slip fees:

A general topic after the Capital Planning report, is the idea of raising boat slip fees. This was also brought up at the annual meeting as a revenue source. It is noted that the GIIA Board can only raise fees by 20% without community approval. Jack T. **makes a motion** to increase boat slip fees to \$21 per foot of length beginning April 1, 2026. Second is offered by Jenn M., discussion is held, then a vote. **APPROVED**

Clubhouse Rental fees:

Referencing earlier discussion about costs exceeding income, it is noted that a slight increase may be warranted. Most wish to keep youth parties at the current rate. Jack T. **makes a motion** to raise rental fees for clubhouse usage to \$180 and keep the kid party fee as is. Jenny M. seconds the motion. Goes into effect for rentals NOT currently on the schedule, followed by a vote. **APPROVED**

Clubhouse Parking:

There are often cars parked there against rules. Maybe we use printables to put on windshields as a warning for towing and a reminder of NO PARKING in the clubhouse lot unless it has been agreed upon with the board or rented for an event.

Upcoming Events:

Glen Isle Happy Hour offered at clubhouse, Friday, Feb 20, 6-8 pm.
Sock Burning at the beach, March 15th, raindate April 11, flyers to come
Easter event at the clubhouse on March 21, details to come

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

APPROVED

Adjourned at 8:12 pm

Submitted by Christina Feindt, GIIA Recording Secretary