

Glen Isle Improvement Association, Inc.

Board of Directors Meeting Minutes

May 20, 2026

Date: May 20, 2026

Time: 7:03 p.m.

Location: Held at Clubhouse & Virtual

Meeting called to order by Debbie Wagener

Attending In Person: Debbie Wagener, Jack Thibodeau, Dan Dillon, Jenn Miller, Yvonne Myers, Rick Nines

Attending Virtually: Kathryn Lauterbach, Jennie Melvin, Dave Springer

Absent: Joshua Howard, Rick Ball, Amanda Funk, Brandon Sands, Christina Feindt, Brendan McGrath

Approval of the Minutes: The minutes of the April 2026 meeting were reviewed. **A motion to approve** was made by Jack T., Rick Nines seconds. **APPROVED**

TREASURER REPORT: *Yvonne reviews as of April 30, 2026*

Capital Reserve Fund: \$31,427.08

GIIA Checking: \$54,662.38

Safe Harbor Savings: \$34,505.56

Boat Lift Escrow: \$8,000.00

Total Checking/Savings: \$128,595.02

Accts. Receivable: \$10,835.00

Total Current Assets: \$139,430.02

Documents were submitted

Financial review:

Expenses for April 2026 include Clubhouse repairs, electric Heating Oil and internet fee of \$1,363.16. Electric at piers \$82.29. Total Expenses \$1,945.45, Business Expense \$500 (don't remember what for).

Motion is made to approve Treasurer's Report by Jack T, Jenn Miller 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. More conversation about expectation of repairs and timing. Will wait for Capital Reserve Proposal to pursue
- Justin did maintenance on HVAC system. Jennie Melvin will submit receipt for reimbursement
- Fan is broken, left side closest to stage

Beach:

- Swim platform – platform is in John S slip. We need to remove and reattach. Jennie will try to find a chain. Need volunteers to help move into place.
- Card Reader – Board discussed two quotes and made recommendation to go with current company ESSl. Try to negotiate price to same as Mid Atlantic since it's \$200 off. Confirm type of reader and cards, send through email for final approval and move forward.
- Bacteria testing is starting. Leo will be testing and results will be posted online.
- More discussion on welding new bottoms in grills. Rick Nines will look and see what he can do.

Piers:

- Kayak racks work has been completed. Most are off the ground. May still be a few unclaimed
- 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.

OLD BUSINESS:

- Reserve Study for Capital Improvement Planning: Deb spoke with Craig and expects proposal back in two weeks. Debbie will share when she gets it.
- Deb advised she attended the Community Association Summit at AACC this year. She felt more info on actual HOA requirements could have been shared. Good session on techniques for bringing on new volunteers. Great info on who to contact for needed issues.
- Rules and Regs – discussed the vote on changing Associate Member short term from 1 to 6 months. Bylaws don't permit. Will need to change at Sept meeting.

- The resident that provided snow removal has not provided a receipt. The board was made aware that the resident's company provided the truck, gas and salt and we should not be paying anything for this service.

NEW BUSINESS

Misc. Issues:

- Deb reviewed the information on an insurance quote for the HOA sent on a prior email. She explained Erie provided more detailed coverage to GLIA exposure. Board agreed to go forward with the new policy. Deb will reach out to Agent to find out next steps and share by email with the Board.
- 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.
- Requesting a short newsletter or email to the community about upcoming events and short reminders.
- The board agreed to hire a police officer for July 4th at the beach. Yvonne will reach out to Brendan.
- Yvonne will request some Saturday days to bring in the Auxiliary Coast Guard to do the Boat inspection and provide sticker. More to come.
- Board discusses amending of the Article X - Annexation using the Article XI Section 1 direction on amending ByLaws. We would need a committee to work on wording. Conversation included creating new Membership Class (D) and requiring an initiation fee, annual covenant, no voting rights, not transferrable to new owner. This could be sent out to community with September elections.
- Board agreed to hold September meeting on Sept. 23 due to event conflicts.
- Election committee should be formed and start soliciting volunteers for open or expired terms. There are several community members interested in taking positions.

A motion to adjourn the meeting is made by Jack T., Yvonne seconds **APPROVED**

Adjourned at 8:34 pm

Submitted by Deb Wagener, GLIA President (*Rec. Sec absent*)