

Glen Isle Improvement Association, Inc.
Board of Directors Meeting Minutes
November 19, 2025

Date: November 19, 2025

Time: 7:05 pm

Location: Held at Clubhouse & Virtual

Meeting called to order by President Debbie Wagener

Attending: Debbie Wagener, Yvonne Myers, Kathryn Lauterbach, Jennie Melvin, Jenn Miller, Rick Ball, Jack Thibodeau, Josh Howard, Dan Dillon, Brandon Sands, Brendan McGrath

Absent: Dave Springer, Christina Feindt, Amanda Funk, Rick Nines

Approval of the Minutes:

The minutes of the October 2025 meeting were reviewed. A motion to approve was made by Brandon Sands, Jack Thibodeau seconds.

APPROVED

Treasurer's Report from Yvonne:

No Numbers here as Rec Secretary was absent and has not yet received report.

Budget revised with new covenant revenue. Letter to be sent to the community with new revision and explanation by end of November.

Clubhouse Update: Clubhouse was recently professionally cleaned, comments that it looks good. Jennie M. explained need for regulating temperature and check regularly to see that humidifier continues to run in order to ensure the lighting fixtures and floorings remain intact. Debbie W. inquired whether those board members that don't already have keys to the clubhouse would want them, to which the board members replied yes. Jennie will get copies made.

Beach Update: Jack T. reported on beach nets - we should get caps and check how many we need. Will look and assess needs in the spring.

- **Beach Road:** Jenn got a \$5,000 quote she was able to obtain "at cost". Agreed to get a written offer. Discussions on where we will get the money for payment. Debbie discussed the assessment to study capital planning needs for our community.
- **Dumpster:** Debbie reported the Dumpster was replaced by the beach with help from Mike W. helped to clean it.

Piers:

- **Scheduling for electric work:** Josh explained the previous quote he obtained was misquoted. New quote is \$36,520. Deb stated we will look at the budget. With the exposed wires it must be done by spring. Need to look at the budget closely as we are going over budget by \$14,000 every year.

- **Beach access cards:** Jennie offered to be in charge of changing the key card and charging annual fee. Debbie W. reviewed the bylaws to see that the Board has the authority to make the needed changes. **A motion** was made by Jennie to reprogram the cards annually on the first of January and charge members \$25.00 for updated ones. Jenn seconds. **APPROVED**
- **Winterizing status:** Brendan M. reported winterizing complete and is to work on the slip numbers.

Playground: Jenn reported holding off on more chips until the spring.

Roads & Paths: Debbie reported road repaving still in progress.

Capital Planning: Committee met an hour before Board meeting outlining on spreadsheet the Capital Plans and Expenses over next 5 years. Josh said to please let him know if anyone thinks of anything else to add. Debbie W. stated a Capital Planning study is required. It will cost \$2,200. This will equip us with the needed information about our expenses and their priorities over the 5 years and to communicate this to the community. Discussion over 1933 covenants.

Unfinished and old business:

Newsletter: A new newsletter is coming. Jennie offered that we include information about gate key exchange.

Community Events: Halloween Party was great and well attended.

New Business: Turkey trot will begin the morning of Thanksgiving with stretching at 7:30 am. December is Christmas lights judging and Pancakes & Pajamas, Dec. 14.

Motion to Adjourn:

A Motion to Adjourn was made by Jack, Brandon seconds.

APPROVED

Submitted by Kathryn Lauterbach, recorder
(Rec. Secretary absent)