

Glen Isle Improvement Association, Inc.
Board of Directors Meeting Minutes
August 11, 2026

Date: August 11, 2026
Time: 7:05 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, Yvonne Myers, Dan Dillon, Dave Springer, Jenn Miller, Jennie Melvin, Brendan McGrath

Attending Virtually:

Absent: Rick Ball, Joshua Howard, Rick Nines, Brandon Sands, Amanda Funk

Approval of the Minutes:

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

Treasurer Report: *Yvonne reviews as of July 31, 2026*

Capital Reserve Fund:	\$31,482.34
GIIA Checking:	\$46,962.40
Safe Harbor Savings:	\$34,511.32
Boat Lift Escrow:	\$8,000.00
Total Checking/Savings:	\$120,956.06
Accts. Receivable:	\$6,400.00
Total Current Assets:	\$127,356.06

Documents were submitted

Financial review:

Expenses for July were reviewed: Trash and oil were primary expenses. Talk about trash service agreement. A new vendor may not waive the fee for winter off-season. Yvonne will look at options.

Motion is made to approve Treasurer's Report by Jack T., Jennie M. seconds **APPROVED**

Annual Budget:

- Discussion on budget prep is held. Final version to be emailed to the Board before August mail.
- Review of the Reserve study shows a deficit by 2030. Options are discussed. Fee increases for boat slips, covenant cost, and clubhouse rentals were recent. Beach gate card fees were also implemented. Neighborhood bonds for new purchasers, assisting deed changes for sellers, and more ideas are discussed. Fundraisers will be held, but the gap is larger than small measures can handle.
 - Given the amount of needed funds and future large projects, either a sizable targeted assessment or covenant fee increase is required.

- Jenn Miller **makes a motion** to raise the GIIA annual covenant fee by \$200 to a total of \$700 per property each year. Second by Kathryn L. A vote is held. **APPROVED**
- This language will be drafted to a potential by-law change to be voted on at the September 23rd community meeting. The Board will present an explanation of needs to the residents attending and review the reserve study to show long term financial status.

COMMITTEE REPORTS:

Clubhouse:

- Playground woodchips are coming soon, labor will be needed for installation.
- Water system reviewed with Jennie checking systems with a resident in the business. It is noted that the pipes entering the clubhouse are very rusted. Pipe under porch slab may also be involved in a total replacement of pipes. A water alarm is suggested also. Total rehab is likely to be costly. The reverse osmosis system existing can be removed as it's not hooked up. Well and septic areas on the north side of the clubhouse are stable.

Beach:

- New gate fob reader will be installed post Labor Day and distribution of fobs moving forward.
- Beach road has new holes in the swale that was recently repaired. It will need a future fix again. Jenn M will get another quote on total repair.
- Grills - All agree to start with one or two replaced for now
- Swim Platform - Needs to be secured again as it's been mobile lately. Jack suggests a septic ring for a chained, weighted holder. Jennie offers to complete the project by late Sept.

Piers:

Another quote is coming soon for the A Pier electrical system replacement.

Roads & Paths: Nothing to report

Capital Improvement Planning Committee: Nothing to report

Nominating:

- Update is offered to indicate that 3 out of 4 members affected by term limits will not be on the ballot. One, Yvonne, will serve again. No new candidates are here this evening.
Committee volunteers so far: Jenn M., Amanda F., Christina F.

OLD BUSINESS:

- Arundel Rivers Water Testing will end early in September. Thanks to volunteer Leo Miller for weekly testing services.
- David continues to review covenant issues, regulations and options.

Beach Chair: A chairperson for the GI Beach areas is needed.

NEW BUSINESS:

(See budget talk above)

Misc. Issues:

- **Upcoming events:**

Aug. 21 Happy Hour, location TBA

Sept. 19 A Sept. community fundraiser event is tentative

Sept. 23 Annual GIIA Community Meeting held at 7:30 pm

Oct TBA: Halloween GIIA party date still to be determined

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

Adjourned at 8:00 pm

Submitted by Christina Feindt, GIIA Recording Secretary

APPROVED