

**Glen Isle Improvement Association, Inc.**  
**Board of Directors Meeting Minutes**  
**July 15, 2026**

**Date:** July 15, 2026  
**Time:** 7:04 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, Rick Nines, Brandon Sands, Dave Springer, Jenn Miller, Jennie Melvin

**Attending Virtually:** Amanda Funk

**Absent:** Rick Ball, Brendan McGrath, Joshua Howard

**Approval of the Minutes:**

The minutes of the June 2026 meeting were reviewed. **A motion to approve** as amended was  
made by Jack T., Brandon S. seconds.

**APPROVED**

**Treasurer Report:** *Yvonne reviews as of June 30, 2026*

|                              |                     |
|------------------------------|---------------------|
| Capital Reserve Fund:        | \$31,431.00         |
| GLIA Checking:               | \$47,907.14         |
| Safe Harbor Savings:         | \$34,509.86         |
| Boat Lift Escrow:            | \$8,000.00          |
| Total Checking/Savings:      | \$121,848.00        |
| Accts. Receivable:           | \$8,435.00          |
| <b>Total Current Assets:</b> | <b>\$130,283.00</b> |

*Documents were submitted*

**Financial review:**

Expenses for June were reviewed. Noted items include insurance refund from transition of providers,  
with expenses including beach gate work, kayak rack repair, and reserve study portion paid.

**Motion is made** to approve Treasurer's Report by Rick N., Brandon S. seconds

**APPROVED**

**COMMITTEE REPORTS:**

**Clubhouse:**

- Window repair estimate of \$1180 w/ tempered glass or \$920 for regular - all for one window, two panes. Jenn is getting another bid.
- Idea of special screens and maybe shutters on those windows to protect from future breakage given location.
- Flooring on the outside porch is aging and should be addressed. Discussion held about getting an estimate from Bruce Builders. Also, estimating material cost and using volunteer labor if possible.
- Weeds in front of the parking area are spreading rapidly and need removal.

**Beach:**

- **Beach Gate** - Debbie reviews status.  
New fobs arrive tomorrow, cards will work until all are distributed and new reader installed.  
We will maintain a spreadsheet for tracking and/or enforcement  
Have some put aside for service providers (county, fire, water testing, trash, etc.)
- **Beach Grills** -  
Metal plates in them for now.  
Yvonne got some estimates: Double level grills \$625/ea or \$595/ea for ordering 3  
Not as industrial as the current grill; Maybe one big grill is an idea.  
Tabled the issue to consider options.
- **Swim platform** -  
Solution for anchoring still in the works. Jennie and Mike W. will continue on the project.

**Piers:**

Jenn reports another contact to get a new cost estimate for A Pier electrical work soon.

**Roads & Paths:** Nothing to report

**Capital Improvement Planning Committee:**

With all of the current budget talk and reserve study results, this group should meet.  
A date of Monday, July 27 at 7 pm is set.

**Playground:**

Woodchips waiting for cooler weather for distribution by volunteers.

**Nominating:**

- Some new names on the ballot, 3 so far.  
The committee will share a candidate survey to introduce people to the community more.  
Agreed to ask for future board review on President and Treasurer candidates.  
Term limits could remove 4 from this year's ballot. August mailing date for 30-day notice.  
Committee volunteers so far: Jenn M., Amanda F., Christina F.

**OLD BUSINESS:****Water reports:**

Testing results continue to be good. Current reports of an algae bloom in the South River, and many jellyfish have been seen.

**Beach Chair:**

A chairperson for the GI Beach areas is needed.

**NEW BUSINESS:****2027 Annual Budget:**

- The board looks at a draft of the 2027 budget, along with the new Reserve Study to gauge upcoming projects, capital reserve requirements, and fund allocations.

- Conversation points to the fact that the GIIA will face serious shortages of funds needed within the next 5-10 years, according to the reports and to the backlog of work pending.
- While nobody wants to increase fees, it appears inevitable and we will have to better educate residents at the September Annual meeting about the situation. Offer comparisons to nearby communities to show how they compare to our own.
- GIIA President Deb Wagener offers to create a presentation of all data to show status.
- Board members review last year's resident suggestions for revenue and savings. Noted that we have raised boat slip fees, clubhouse rental fees, had a \$100 raise to Covenant Fee levies, and are currently exploring the covenant issues and other methods.
- The existing work, upkeep and repair of facilities, and legal requirements for mandatory reserves necessitates further fees and/or implementing assessments soon.
- This will all be discussed further, we will make our changes to the reserve study as we can, and will present data to residents as directly as possible.

#### **Misc. Issues:**

- A clubhouse kitchen cabinet has had a lock installed on it to contain items for storage during rentals. Too many renters were using GIIA and GILA property. Keys will be shared with several people for ease of access as needed.
- Covenant/Deed info is shared by Dave S. who researched some information on how to encourage those with expired covenants to change property deeds upon sale to bring all back into alignment. A brief board discussion follows, with Kathryn L. offering to review some of the pertinent documents and offer basic advice. May merit further legal review.
- The Resident Chat page on Facebook has been active and moderators have had to remove some angry and inappropriate remarks. Residents will be given guidelines as policy for ongoing usage.
- Recent events reviewed: 4th of July, Happy Hour
- **Upcoming events:**
  - Aug. 11 Special Date for August GIIA Monthly meeting
  - 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

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**A motion to adjourn the meeting** is made by Rick N., Jack T. seconds

**APPROVED**

Adjourned at 8:06 pm

Submitted by Christina Feindt, GIIA Recording Secretary