

In Attendance: Steve & Lisa Driscoll, Sue & Len LaBattaglia, Jeff & Lizanne Pepin, Steve & Mary Chris Schueren, Rich Thompson, Lee & Sharon Townsend, Bob & Evelyn Virgin, Rich Walls, Karen Wescott

Meeting was held at Community Beach and was called to order at 12:25 p.m. by Steve Driscoll.

Steve reviewed the Mission of the GNPCA which is to maintain the community beach, pier, private roads, and boat ramp area. It is not part of the mission to be involved in neighbor disputes.

Compliments to the numerous volunteer efforts such as installation of new gate at boat ramp, maintenance of Cambridge Road parcel, flower boxes on shed, shed roof replacement, maintenance of member database, new signage, socials at meetings, etc. The Association is continuing its efforts to institutionalize the GNPCA for ongoing continuity of records through cloud storage, databases, the website, and developing job descriptions of its officers.

Secretary's Report (Steve Driscoll in Karen Socie's absence).

Approval needed of 2022 Spring Meeting Minutes which were previously distributed. A motion was made to accept the minutes by Jeff Pepin and seconded by Lisa Driscoll. Motion passed. Special thanks was given to Karen S. for her support and diligent services as Secretary. Karen developed a job description for this position to be posted on website.

Treasurer's Report was given by Bob Virgin.

Current balance in checking is \$6,097.13 and balance in Money Market Capital Expense Account is \$13,993.60. A printed report was passed out which also included proposed budget for 2023. There were 56 out of 83 properties or 67% in 2022 dues and donations payments. 29 payments were made through Paypal and 27 by mail/hand delivery. There is a cost of \$4.85 incurred by the Association for each payment thru Paypal; however, it was agreed the benefits outweigh this expense. Lisa will investigate the possibility of offering the payer an Option to elect paying this fee. In order to improve cash flow, an attempt will be made to promote dues payments be made in the beginning of our fiscal year in January.

Budget proposal for 2023 has been reviewed by Jeff Pepin, Steve Driscoll and Bob Virgin. If all projected expenses are incurred at proposed levels net income is only \$51. With inflation, costs are increasing for roads, repairs, materials, etc. Consideration for a dues increase might be needed in near future. It would only take one major unexpected event to result in depletion of available funds. Insurance for the Association is being reviewed as to cost and/or increase in coverage. Special thanks to Bob Virgin for updating and documenting treasurer reports, banking, data details, historical expense trends over the past decade which will be useful in future planning.

Committee Reports:

Beach Report by Jeff Pepin in Dave Bender's absence.

Buoys/floats have been power washed by Rich Thompson after seasonal removal from Sassafras. New ropes with floats are needed. Suggestion was made to use styrofoam noodles, as Wellbottom has been doing, which would be attractive & inexpensive. New signage has been posted at beach regarding trash removal, no jumping/diving from pier, etc. Boat Ramp lock will have new combo for 2023 which will be provided directly to members and posted on the website. Steve Driscoll introduced an idea of having a future special project to improve the ramp's shallow entry, which would be funded principally by interested members with voluntary contributions.

Roads Report was given by Rich Walls.

Alex Nau has completed millings road work for this season. The condition of Association private roads will continue to be monitored. Plans for next season are for an improvement to South Mill Lane by extending the length of coverage. Steve will be contacting county about removal of the overgrowth of bamboo hazard on

Gregg Neck Road. Overgrowth on street sign at S. Mill & Maryland Avenue appears to have been handled. Bob Virgin along with help of Rich Thompson & Rich Walls are planning to trim overhead overgrowth of trees along private roads.

Website Report was given by Lisa Driscoll.

Lisa will be investigating a blog option. “Remember When” type of historical pictures are planned for posting on website and encouragement was given for people to contribute pictures. Ongoing plans being made for more robust records data being available.

Social Report given by M.C. Schueren.

Community gathering for the recent impromptu beach bonfire was big success. Hopes are for a continuation of these non-sponsored bonfire events.

Election of New Board members and Officers

Steve reported that positions needing to be filled are Secretary, Treasurer, and 2 Directors. Bob Virgin has agreed to stay on as Treasurer for one more term. Nominations/volunteers for the Secretary and 2 Directors will be voted on at the Spring Meeting.

Unfinished Business

Steve Driscoll opened discussion regarding the proposed **By-Laws** revisions, which were previously published on the website and transmitted by email. The revisions make the By-Laws consistent with current practices. The posted revisions to the By-Laws are as follows:

(1) Article VI, Section 5: The Board shall have authority to approve expenditures up to ~~\$500.00~~ \$1000 aggregate per year for non-budgeted items as necessary.

(2) Article IX: The regular meetings of this Association shall be the Spring Meeting held on a weekend within two (2) weeks of Sunday-before Memorial Day weekend and the Fall Meeting held a weekend within two (2) weeks of on-Sunday-after Labor Day weekend at the time and place designated by the President.

(3) Article X: Dues shall be determined by the Board and approved by a majority of members in good standing at the Fall Meeting.

Dues shall be payable January 1 each year. Any member who has not paid dues before the Spring Meeting will be dropped from the list of membership in good standing and shall have no vote.

If a member indicates a financial hardship to any member of the Board, that member needs only to contribute whatever he/she can afford to be deemed a member in good standing. The identity of that member will be treated as confidential and disseminated only on a need-to-know basis within the Board.

(4) Article XIV, Section 1: . . . Any ~~two of four~~ officers (President, Vice President, Treasurer, Secretary) is authorized to issue payment on a budgeted expense or capital improvement. In the event of an unbudgeted expense or capital improvement, Board approval is required before an officer can issue payment for such unbudgeted expense or capital improvement are required and authorized to sign Association checks.

There was essentially no discussion on the revisions, except (3) the hardship waiver. The members decided that Board should be able to waive dues at its discretion for any sound reason, and not just for financial hardship. Bob made a motion to change Bylaws as proposed with the exception of the financial hardship waiver. Rich Walls seconded. Motion passed. The financial hardship waiver was tabled for further discussion and broader special circumstance language.

Steve Driscoll provided an update on the issue of nuisance properties. Positive responses and efforts resulted from the 4 letters sent to the owners of identified properties. A cooperative effort approach will be continued as more work remains to resolve this including the removal of abandoned vehicles.

New Business

Preparation is needed to consider an increase in dues to respond to costs from inflation. Cushion is needed to cover expenses such as unexpected costly pier repairs or plowing from a severe winter.

Two boat slips are available through a GNYC membership application process. We continue to promote members be from within our GNPCA community. See website for application information.

Sue LaBattaglia spoke about the seriousness of the very invasive and environmentally threatening Chinese Lantern Flies in our area and the need to kill them when found.

The Association received a letter from Teri Balog. The letter was read in its entirety at the meeting. The letter raised concerns regarding the website's posting of (1) a list of members reflecting dues/donation payment or nonpayment, and (2) a property map also reflecting pay status.

Steve Driscoll spoke on the issue of dues and the misconception that dues are "voluntary". Specifically, he stated that the community has obligations to pay for expenses incurred for the maintenance of its property – roads, beach, pier, and ramp. Payment of these expenses is not optional or voluntary. These expenses must be paid by members through dues. If one member refuses to pay his fair share, the other paying members must pay more to subsidize the non-paying member to meet these expenses/obligations. Presently, \$50 out of the \$125 annual dues subsidizes non-paying members. Dues payers want non-payers identified.

After much discussion the consensus was to have this info available for viewing only by registered/signed-in members on the website mygnpca.org. A motion was made by Sue LaBattaglia to have Good Standing List "behind a wall" on the website. Steve Schueren seconded and it was passed unanimously. Jeff Pepin proposed that the map of properties should also be "behind a wall". Sue LaBattaglia seconded and it was passed unanimously.

Jeff Pepin made a motion to adjourn the meeting. Bob Virgin seconded. Meeting adjourned at 2:05 p.m.

Respectfully submitted, Evelyn Virgin, Director for Karen Socie, Secretary