



Fall 2023 Community Meeting Minutes Saturday, September 16, 2023

In Attendance: Dave Bender, Mark Capparell, John & Nancy Curtis, Steve & Lisa Driscoll, Andy Gillan, Cathy Hanson, Mary Panebianco, Jeff & Lizanne Pepin, Mary Chris Schueren, Rich & Jen Thompson, Lee & Sharon Townsend, Bob & Evelyn Virgin, and Rich Walls.

The meeting was held at the community beach and was called to order at 1:35 p.m. by Steve Driscoll.

Steve reviewed the Mission of the GNPCA which is to maintain the community beach, pier, private roads, boat ramp area, and promote general community health. Essentially, all dues go toward executing the mission of GNPCA. No members are paid for their services or contributions.

A record number of dues were collected in 2023, amounting to over 70% of the community. An invoice along with the newsletter will be sent to residents who have not paid to date. Jeff Pepin requested that dues are paid in January by board members to cover earlier-year expenses.

Steve thanked the numerous volunteers whose efforts accomplish almost all the work done in our community. Special thanks to the Mallozzi's, who not only donated six (6) truckloads of millings, but also provided at their own expense the manpower and equipment to spread the millings. This will save the community approximately \$6K+ over the next few years. Also, special thanks to the individuals who have and will assist with the pier repairs.

I. Secretary's Report *given by Jen Thompson*

Minutes from the Spring 2023 Meeting were available at the meeting in addition to being posted on the website. Jeff Pepin made a motion to accept the minutes, Bob Virgin seconded, and the minutes were approved unanimously.

II. Treasurer's Report *given by Bob Virgin*

Dues collected were over \$7,500, which was over the budgeted amount of \$6,300. The current checking account balance is \$9,784.27 and the money market balance is \$13,994.88. A printed report of detailed expenditures was passed around.

The 2024 Budget will be a repeat of the 2023 Budget. Bob noted that an insurance bill is due the 2nd week in January.

III. Committee Reports:

- **Beach Report *given by Dave Bender***

Pier repair needed--specifically the replacement of eight (8) steel pilings in which one has a rusted head. Replacing the steel pilings with wood was the recommended course of action as it would last for approximately 30 years. A contractor has been found for the piling replacement project but the exact date for work to begin is pending.

Estimated cost for the replacement work is \$14,000.00. It was agreed that the handrail would need to be removed to facilitate the piling replacement. It was further agreed that the handrail would *not* be replaced.

Bob Virgin volunteered to lead the pier project with help from Rich Thompson (if available). Bob emphasized the need for temporary repairs before the contractor is available to start work. This is scheduled for Sunday, September 17th at 3:00 pm. He suggested that at least two people should be in the water to secure the area and perform the temporary repairs.

Dave noted that beach erosion continues to be a concern and will need to be investigated.

- **Boat Ramp** *given by Dave Bender*

The condition of the ramp and potential improvements were discussed. It is difficult to launch a boat from the ramp in its current condition. It was mentioned that we may need to dredge next year. The point was made that dredging may not be an ideal solution given that a concrete ledge exists, and dredging may make the drop-off more severe. Steve Driscoll will investigate a longer-term solution. The idea of collecting donations specifically targeted for ramp improvements was raised.

- **Road Report** *given by Rich Walls*

Alex Nau spread millings on roads in the spring. In early September, the Mallozzi's donated and spread millings along Oxford Road, Maryland Avenue, and Sassafras River Road.

There was some washout from the rain the week of September 11th on Maryland Avenue which will need to be refilled. Rich Thompson suggested filling in with #2 stone before adding millings to help reduce washout. Rich Walls will run this by Alex.

Steve Driscoll added that the overgrown bamboo on Gregg Neck Road was cut back and is not a concern at this time.

- **Website** *given by Lisa Driscoll*

Receiving good feedback on the new website.

- **Social Report** *given by Mary Chris (MC) Schueren*

The *Community Bonfire* was held on Saturday, August 26th and was a huge success. The addition of lighting and a margarita bar helped. Thank you to everyone who came! We will continue to hold the community bonfire the Saturday before Labor Day weekend.

The bonfire is open to the entire Gregg Neck Park community, and everyone is encouraged to bring family, friends, and neighbors to this event. The Board is looking into ways to add a special "thank you" to our residents at the bonfire.

Social time before each Spring & Fall Meeting will continue. MC encouraged all to attend and to spread the word.

IV. Unfinished Business

- **Mosquito Spraying** *given by Steve Driscoll*

Per the County, Misty (at Kent County) is in charge of spraying. They sprayed three (3) times in August. The spray is non-toxic, and they spray at night. Steve will ask why they did not start this earlier.

- **Derelict Properties** *given by Steve Driscoll*

The Department of Health (DOH) has been contacted, but they either have been unsuccessful reaching the property owners, or the property owners are not being cooperative. Letters have been sent to these properties by the DOH.

Steve will contact the Commissioner. Civic action can also be taken by individuals, or residents can reach out to government representatives and ask them to apply pressure on the DOH. If anyone has connections with local or state government officials, please let Steve know.

V. New Business.

- **Election of New Board members and Officers** *given by Steve Driscoll*

In spring 2024, the membership will elect a president and vice president and two board members. To this end and in accordance with the bylaws, a nominating committee has been formed comprising Steve Driscoll, Jeff Pepin, and Bob Virgin.

Both Steve and Jeff indicated a willingness to stay on as President and VP for another term; however, anyone interested in running for these positions should contact the nominating committee. The board terms for Mary Panebianco and Karen Wescott are up in spring 2024. Both were asked if they were willing to renew their terms. Mary Panebianco accepted. Karen Wescott was not present at the meeting.

- **Community Yard sale** *given by Cathy Hanson*

Cathy suggested that we hold a community yard sale on Saturday October 7th. She will put up signs for this in and outside of the neighborhood. It was also suggested that we advertise it on the community sandwich board. There were no objections.

- **Community “Library”** *given by Jen Thompson*

Jen asked if anyone would object to a community library box—a “*Leave One, Take One*” book exchange, potentially at the beach. Rich & Jen Thompson will find the materials and determine the location as well as maintain the box. There were no objections.

Jeff Pepin made a motion to adjourn the meeting and Andy Gillan seconded. Meeting adjourned at 2:27 p.m.