



## GNPCA GENERAL COMMUNITY MEETING MINUTES

### Minutes from the GNPCA SPRING Community Meeting –Saturday, May 21, 2022

**1. Call to order/Intro by Steve Driscoll/President.** The neighborhood social began at 12 noon followed by the meeting at 12:35pm at the Community Beach with 22 attendees.

- a. Mission – As a reminder to all members, our primary responsibilities are to maintain the community roads, community beach and boat ramp as well as the common area on Cambridge between Gregg Neck Rd and Sassafras River Rd
- b. Dave Bender's health – On behalf of the GNPCA, we sent a Get Well Soon gift basket to Dave and his family. Jeff Pepin, Vice President has volunteered to step in to manage the boat ramp and beach areas in Dave's absence.
- c. New treasurer – Teri Balog, resigned and her position was filled by Bob Virgin per the following By-Law of Gregg Neck Park Civic Association. (Article VI, Section 2 "Section 2: Board of Directors will appoint a qualified person to serve the remaining term of any Officer or Director vacated prior to its full term.")
- d. Members' Effort makes the community – A special thank you to all our community members who volunteer their time and skills with several recent projects including reroofing beach shed, new mailbox stand, community beach seasonal set-ups and clean-ups, common area maintenance and committee chair roles such as Roads, Beach/Boat Ramp, Website management and Social events planning. People specifically mentioned included Dave Bender, Steve Schueren, Rich Walls, Craig Socie, Jeff Pepin, and Bob Virgin.
- e. Efforts to institutionalize the workings of GNPCA – We have made significant improvements to make the management of GNPCA more systematic and less ad hoc including obtaining a permanent address (PO Box), cloud storage/online database, paperless records, and website management. This should help streamline the Board's responsibilities and enhance communications with our members.

**2. Secretary's Report by Karen Socie/Secretary**

- a. The Fall 2021 Community Meeting Minutes were distributed and approved by all in attendance.

**3. Treasurer's Report by Bob Virgin/Treasurer**

- a. 2022 outlook/projections – we need 14 more residents to pay dues to meet our planned budget
- b. Dues Collection
  - i. **Why People Don't Pay Dues** handout created by Steve Driscoll with residential member input was included in the recent mailing to all residents who have yet to pay their dues to clarify the payment expectation for all residents. Steve Driscoll further clarified that our Annual Dues are

*not voluntary* and we must do all we can to engage members to meet budget to fulfill our mission to maintain our Roads, Beach and Boat Ramp without a shortfall.

- ii. Dues payment summary YTD by address: S. Mill 71%, Oxford 60%, Maryland 23%, Gregg Neck 42%, Sassafras River 60%

#### 4. **Committee Reports**

##### a. Beach/Boat ramp by Jeff Pepin/Vice President

- i. Beach cleanup is scheduled for 5/28 at 10am, all volunteers are welcome since “teamwork makes the dream work”! Action photos to be uploaded to our website.
- ii. Steve Schueren purchased a new boat ramp gate to be installed this weekend to replace the existing rusted gate.
- iii. A new shingled roof was installed on the community beach shed on September 25, 2021.
- iv. Repair of the bulkhead Spring 2022 – we postponed this project until Fall 2022 to allow for further investigation.
- v. Changing boat ramp gate combination– Jeff Pepin will change the lock combination as soon as convenient.
- vi. Jeff Pepin purchased a new dousing bucket to be kept in the beach shed to ensure no firepits are left burning.

##### b. Roads by Rich Walls/Committee Chairperson

- i. \$1600 spent on road maintenance (\$800 on potholes and \$800 resurfacing a portion of MD Ave). Rich acknowledged Alex Nau for his professional knowledge, recommendations and millings applications on our roads.

##### c. Website by Lisa Driscoll/Committee Chairperson

- i. Website now secure (it was never compromised)
- ii. PayPal up and running (it was never hacked or compromised)
- iii. New features:
  - 1. Property paid list is up to date and provides more clarity for multiple property owners
  - 2. A “Donate” button has been added to the dues section to allow for pay options other than \$125
  - 3. Our website features a new map showing owner names by address highlighting those in blue who have paid current dues for better visibility.
  - 4. Lisa encouraged people to send her their website ideas and suggestions for publication such as: contractor referrals, neighborhood photos, etc

- d. Social Mary Chris Schueren/Committee Chair
  - i. “Community” bonfire – Mary Chris and Lizanne Pepin will coordinate our first Community (not GNPCA sponsored) family bonfire on a date and time to be announced.

**5. Election of New Board Members**

- a. Carol Ross and Craig Socie terms have expired effective this Spring.
- b. Nominations for their replacements: [Karen Westcott](#) (could not attend) and [Mary Panebianco](#) were confirmed by members in attendance into their new Board roles for a term of 2 years.

**6. Old Business**

- a. Mosquito Control by Steve Driscoll
  - i. Starting soon: our community roads will be sprayed at night with a 300ft effective radius. Please note, this is a community service provided by and executed by the Kent County Department of Health.
  - ii. The cost is \$400/season which has been approved by the GNPCA Board and includes 6 applications this summer to be scheduled by Kent County. We will monitor the effectiveness of the program this summer before renewing the effort going forward and understand that several of our derelict properties are likely main contributors to the mosquito problem.
  - iii. We intend to provide advance notice to all residents as best we can on our website and sandwich board.
- b. Derelict and Nuisance properties by Steve Driscoll
  - i. Moving under Kent County, Part II, General Legislation, Chapter 116 Nuisances. §116-4 “The Health Officer of Kent County . . . shall be the enforcement officer. Upon receiving a complaint, he shall institute an investigation. . .” Health Officer requested addresses.
  - ii. The GNPCA is taking a more assertive approach toward residents who own properties that fit the Kent County definition of a Nuisance property. As such, we have identified 6 properties that belong to 4 owners who will first receive a warning notice from Steve Driscoll before an official complaint is filed with the County. This action has been approved by the Board.
- c. Community Guidelines by Steve Driscoll
  - i. Our GNPCA Good Neighbor Guidelines bulletin has been updated on our website for all to review. In addition to our website, we will include this notice in our Welcome Letter to all new residents who move into our community.

**7. New Business**

- a. Bylaws Amendment by Steve Driscoll
  - i. Review proposed changes – the Board recently reviewed the By-Laws and approve a motion to amend the following sections:

1. Article VI/Section 5 - Increase the expenditure limit from \$500 to \$1,000 aggregate per year for non-budgeted items as necessary
  2. Article IX – Allow for the Spring and Fall community meetings to be scheduled on a weekend within two (2) weeks of the Memorial and Labor Day holidays as opposed to on a specific Sunday.
  3. Article X – Allow for Board discretion to waive all or a portion of the annual dues for financial hardship, thereby allowing an affected member to remain a Member in Good Standing
- b. Slips available at GNPYC – More slips are now available. Please visit our website for information regarding application and proof of insurance requirements.
- c. Other new business suggestions
- i. A member suggested to add a “Neighborhood Hero” spotlight on our website to showcase a neighbor’s good deed contributions on behalf of our community.
  - ii. A member suggested adding more speed limit signs to the neighborhood to curb apparent speeding on Gregg Neck Rd. The member was advised to contact the county.

8. Adjournment by Steve Driscoll at 1:45pm.