

In Attendance: Steve Driscoll, Dave Bender, Donna Butler, John & Nancy Curtis, Kathleen & Sam Enion, Steve & Janice Johnson, Dan & Maira McFadden, Mary Panebianco, Jeff & Lizanne Pepin, Phil & Jocelyn Scribano, Steve & Mary Chris Schueren, Bob & Evelyn Virgin, Rich Walls, Karen Wescott, and Karen Socie was a late arrival.

Meeting was held at Community Beach and was called to order at 12:25 p.m. by Steve Driscoll with a welcome back given to Dave Bender.

Steve reviewed the Mission of the GNPCA which is to maintain the community beach, pier, private roads, and boat ramp area. The majority of dues goes towards the mission of GNPCA. A record number of dues payments amounting to 70% of the community have paid to date. The previously proposed dues increase is now tabled until the Fall of 2023 Meeting.

Thank you to the numerous volunteers whose efforts accomplish almost all of the work done in our community - one exception being grass cutting at beach and boat ramp done by hired service.

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

A special thank you was given to Karen Socie for her support and great work as secretary. Minutes from Fall Meeting were available at the meeting in addition to being posted on website. Steve Schueren made motion to accept minutes, Steve Johnson seconded, and unanimously approved.

Treasurer's Report was given by Bob Virgin.

Dues collected was over \$7,500 which was over the budgeted \$6,300. Current balance in checking account is \$11,727.11 and balance in the Savings (Capital Expense Account) is \$13,994.53. A printed report of detailed expenditures was passed around. Jeff Pepin noted expenditures have been and will be hit hard by inflation particularly with regard to our private roads and the pier. Capital expense improvements such as the T111 pier board replacements, demised/rusted pole repairs, and unforeseen damage/replacement will require raising dues in near future.

Committee Reports:

Beach Report given by Jeff Pepin temporary handling for Dave Bender.

Beach has been budgeted for planned over-seeding to be done in the Fall. Pier repair plans includes wire brush, grinding down, and painting of rusted poles. John Curtis offered access to electric (in Curtis/Hauser shed) to save from need for generators to accomplish this. Karen Wescott brought up issue of wasps at pier and will try to spray or fog under/around pier to resolve.

Boat Ramp. Combo will be changed as previously discussed within few weeks using St. Patrick's Day month/day as the new combo. Notices and Announcements will be made to GNPCA community. Gate hinges at boat ramp were reset by Steve Schueren so gate can no longer be lifted to circumvent use of combo lock.

Roads Report was given by Rich Walls.

Alex Nau scheduled in next few weeks for road work on South Mill Rd. which needs a heavier layer of millings. The condition of Association private roads are now in pretty good shape due to the ongoing application of millings over the last several years. This should result in minimal ongoing maintenance at a reduced cost. Steve Driscoll reported that the overgrown bamboo onto Gregg Neck Road has been reported to the County as a safety issue including obstructed view.

Website – Nothing new to report.

Social Report given by MaryChris Schueren.

Social time before Spring & Fall Meetings will be continued. Community Bonfire at the community beach is planned for Saturday, August 26th (weekend before Labor Day). It is not sponsored by GNPCHA. It is a Gregg Neck Community event. She encouraged all to plan to be there and spread the word. Bob Virgin made a motion to increase the social budget to \$200. Dave Bender seconded and motion passed unanimously.

Election of New Board members and Officers

Steve Driscoll nominated Jen Thompson as Secretary. Jen was not present, but Steve stated that he had previously obtained her consent to run for Secretary. Bob Virgin was also nominated by Steve to stay on for another term as Treasurer, and Bob agreed. Steve nominated Andy Gillan as a Director. Andy was not present, but his consent to run was obtained previously by Karen Westcott. Steve Driscoll nominated Dan McFadden to stay on for another term as Director, and he agreed. No other nominations were received, and all of the nominees were approved by unanimous vote.

Unfinished Business

Mosquito Spraying by County: Due to positive feedback received from spraying last season done at a fairly nominal cost, it will be done again this season.

Derelict Properties. A detailed notice was sent to Kent County by Steve Driscoll specific to each property's violations. Mary Panebianco reported that the Health Department will be coming out next week in response to the notice.

GNPCHA By-Laws Amendment proposed with regard to the dues hardship waiver for special circumstances is delayed until the Fall Meeting. The special circumstance language must be proposed and posted in advance of any vote for acceptance to revise the By-Laws.

Welcome to new GNPCHA community members Phil & Jocelyn Scribano.

Boat Slips. Three boat slips at the end of Gregg Neck Road re available through the Gregg Neck Yacht Club. Cost is \$350/season. Contact Andy Gillan or Bob Virgin for details on applying for a slip.

New Business. No new business introduced.

Jeff Pepin made motion to adjourn the meeting and Karen Wescott seconded. Meeting adjourned at 1 p.m.

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