

**In Attendance:** Steve Driscoll, Dave Bender, Donna Butler, John & Nancy Curtis, Andy Gillan, Susan LaBattaglia, Dan & Maira McFadden, Joyce Meers, Nancy Morris, Jeff & Lizanne Pepin, Steve Schueren, Lee & Sharon Townsend, and Bob & Evelyn Virgin. (One sign-in name was illegible)

Meeting was held at Community Beach and was called to order at 12:27 p.m. by Steve Driscoll. Steve reviewed the Mission of the GNPCA which is to maintain the community assets which include the beach, pier, private roads, and boat ramp area.

**Secretary's Report** (Steve Driscoll reported in Jen Thompson's absence):

Minutes from Spring Meeting were available at the meeting. Jeff Pepin made a motion to accept minutes and Andy Gillan seconded, and they were unanimously approved.

**Treasurer's Report** was given by Dave Bender as newly appointed Treasurer:

[Note that Dave and Bob Virgin requested to switch their positions which was approved at the last Board Meeting. Bob Virgin will be in charge of the Beach & Ramp.]

Current balance in checking account is \$6,131.97 plus \$8,186.73 is in online savings account. Bob Virgin made motion to accept report and Jeff Pepin seconded. All approved.

### **Committee Reports:**

**Beach & Ramp Report:** Bob Virgin reported that Jim Martin, who rents the Lauser property, will be the new grass cutter of beach and boat ramp. Replacement was needed due to health issues. Jim agreed to the same \$40/cut fee.

Saturday October 4<sup>th</sup> is scheduled for removal of floating swim raft so this and beach clean-up will be done on that date. Volunteers to assist are needed.

Clean out of shed of personal items of residents is needed at summer's end to allow for Association storage of buoys & swim lines. Notice to Residents needs to go out in advance.

### **Roads Report:**

Steve Driscoll reported in Rich Walls absence that roads are in fairly good condition without any potholes at this time. He also reported on the controversial issue of Snow Plowing. He clarified that a snowfall must be an accumulation of 6" or more to hire a contractor for plowing. This has been the standard and has not been revised over the years. Due to the expense of snow plowing, it must be limited. Any proposed change to lower the 6" inches requirement would require additional funding. The issue has been raised by Maryland Avenue residents and Maryland Avenue has a history of only 50% dues payment. Plowing is already being subsidized by the rest of the community.

Donna Butler commented that last winter had a bad storm and due to extreme cold it didn't melt. It was less than the 6 inches but it was a problem. She said Lee Beers would be willing to plow as long as there was not a fear of being responsible for unintended road damage. Discussion indicated such volunteer work is always appreciated as long as there was communication with the designated resident who reviews our private road conditions during inclement weather.

**Beach Report:** Dave Bender has been monitoring the beach erosion. He reported that the constructed swale is doing a reasonable job assisting water drainage. Bob Virgin noted that as agreed he transferred 12 sea grass plants from ramp area to the problem beach area. Half of them have taken hold and hopefully this will also help erosion problem. The sea grasses have been receding significantly in past years. Bob also reported that one of the two picnic tables is beyond repair. He recommended new lighter weight one using steel

frame legs be purchased next season and rebuild one to replace it. These could be more easily moved around for the grass cutting.

Question was raised by Donna Butler about the water quality safety of Sassafra River at the community beach. Jeff Pepin reported that the best source of information is the Shore Rivers website. Samples are taken and reported on a regular basis. It was suggested this website link be added on our myGNPCA.org website. The link to Shore Rivers website could also be posted on signage at the beach. Steve Driscoll requested the water testing issue be on the next Board Meeting Agenda.

**Communications/Website** – Steve reported for Lisa Driscoll and acknowledged that updating of information on website has been problematic due to Lisa’s overwhelming schedule these past few years. In addition there have been ongoing problems with GoDaddy restrictions and glitches. Lisa is investigating a better platform to replace GoDaddy during the off-season.

**Social Report** given by Steve Schueren for MaryChris.

Bonfire in August was attended by over 40 people. Steve said it was all of the volunteers who made it a big success. Bob Virgin also noted that he will be constructing a firewood rack to clean up and store firewood at edge of beach approach area. Steve Driscoll asked if there was any interest in a Halloween Party. A few members at the meeting who expressed interest and Steve said Lisa would also be interested.

### **GNPCA Governance:**

Steve Driscoll reported that there had been some misstatements at the last Spring Meeting and also that the Elections process has been in disarray and needs a reset. In regards to the Board and the members, it is the Board that “runs the place” and recommendations are presented to the membership for approval. “Approval” is very loosely defined in the ByLaws. There is no mention of requirements such as a quorum, etc. There was agreement by those present that membership approval is needed for any major changes affecting the GNPCA community.

Following of the proper Elections timing as defined in the ByLaws has been skewed due to resignations and other circumstances. It was recommended by Steve Driscoll that a reset begin in 2026 based on his spreadsheet report of election history. Lizanne Pepin seconded and all agreed. Currently Mary Pantibianco has resigned as a Director. A replacement would only be appointed by the Board for the remainder of her term. President & Secretary are up for election along with 2 Directors in the Spring of 2026. Jeff Pepin will head up a Nominating Committee and get 2 more people to assist. Dan McFadden offered to assist. Nominations will be posted one week before the Spring 2026 meeting.

### **Unfinished Business**

**Mosquito Spraying** by County: Dan McFadden reported that spraying was done but difficult to get info on how often and when details from the County. There were conflicting reports of the effectiveness.

**Derelict Properties.** Steve Driscoll reported:

Archer properties are currently for sale. He has info on sales if anyone is interested, which are not officially listed yet. Combs case was “escalated” by the County (issues include rodents and chickens). An injunction was filed but due to “efforts made” by owners the injunction has currently been removed. Steve has established a relationship with officials and will try to push this again.

### **New Business**

Nancy Curtis raised concern over overgrown bushes at corner of Oxford and Gregg Neck Road which block being able to safely pull out. She plans on calling the County for their removal.

Jeff Pepin made motion to adjourn the meeting and Steve Driscoll seconded. All were in favor. Meeting adjourned at 1:30 pm.

*Respectfully submitted by Evelyn Virgin for Jen Thompson, Secretary*