

BOARD OF DIRECTORS MEETING---NUMBER 397---MONDAY, MARCH 23, 2015 7PM

NOTICE: THE NEXT MEETING OF THE BOARD OF DIRECTORS WILL TAKE PLACE ON MONDAY, APRIL 13, 2015 AT 7 PM IN THE WORKSHOP.

The meeting was opened at 7:12 PM by **President Gerry Giliberti** in the workshop. In attendance were Directors **Marian Diange, Edith Holmer, Will Holmer, Bruce Hoek, Al Schaffer** and **Len Czajka**. Guest members Carlson Jacobs and Stuart Selip were also in attendance.

--**Motion** by **Edith Holmer** to accept the minutes from the previous meeting as written was seconded by **Al Schaffer** and passed unanimously.

--**President Gerry Giliberti** stated that he needs any input and messages for the spring newsletter as soon as possible.

--**Marian Diange** told of sending a sympathy card to the family of Pat Liptrot who passed away suddenly in December. She also suggested a donation from the Association in Pat's name to East Hampton Ladies Villages Improvement Society (EHLVIS) where she was very active. There was a

--**Motion** by **Edith Holmer** for a \$50.00 donation to be sent to EHLVIS in the name of Patricia Liptrot from CBPOA. It was seconded by **Will Holmer** and passed unanimously.

--**Treasurer Edith Holmer** read the treasurer's report, which covered the time period from the last meeting, November 8, 2014 to present, stating there is currently a balance of \$459,399.67 with \$227,918.80 in recent receipts (maintenance fee and boat slip fees) and \$64,178.90 in disbursements. She cautioned that while the balance looks large at this point, there have not been many expenses paid out for this year yet.

She discussed liens and foreclosures stating we currently have 5 foreclosures active in Clearwater Beach and that we cannot go after the new owner for past maintenance fees after a house has been foreclosed on and re-sold. She also noted that liens must be renewed every eight years or they will lapse and not show up in a title report. Several liens have been paid off lately as she has been including a note with the bills stating that the homeowner now has a lien on their house that will be removed with satisfaction of past monies paid.

Edith also reported on the current landscape bid. It seems that a few critical items were left out of the bid from last year. As a result, last year's winning bid of \$9361.00 turned into a final yearly cost of \$16,501.00. After some discussion, it was decided that Edith would re-write the bid, adding the omitted items from last year and Secretary Gary Grille would send out the bid proposals to companies that bids were sent out to last year. Because of the timing, it was also decided that the bids would have to be returned by April 10, 2015 and the landscape season would be from May 1, 2015 to November 15, 2015.

Edith also reported that she received another request from the Cornell Cooperative for the planting of eel grass in Hog Creek. According to a report issued by Cornell on the study done last year to determine whether Hog Creek is a candidate for repopulation of eel grass, the creek is indeed a good candidate and they are requesting another \$3500.00, \$1750.00 each from CBPOA and LHBA. Edith will check with LHBA to see if they are planning to make the donation before putting it before our board.

--**Dock Master Will Holmer** reported that boat applications and kayak rack spaces were down from last year. There are currently 65 member boat applications, 15 sponsored boat applications and 12 kayak rack space apps.

Will asked if we should delay the opening of the marina until May 1 due to the damage sustained this past winter to the pilings and floating dock. It was agreed on by all that would be the case.

There was also discussion about transient or short term boat slip rental, especially due to the fact that the marina is just over 2/3 full (approximately 35 unused slips at this point). **Al Schaffer** and **Bruce Hoek** related there are two slips that are currently no longer used along the bulkhead on East side heading out of the marina that could be used for that purpose. It was further agreed that a transient boater could stay the first night for free and thereafter would be charged \$2.00 per foot per night. All transient boaters would have to meet the same requirements as member and sponsored boaters concerning application, valid registration and insurance documentation. **Will Holmer** would be the point man in this regard. There was also talk about the ability to fill out the regular boat slip applications on a computer and then printing out to make the process neater and more legible.

Will expressed concern that some of the boater's registrations will be expiring either before the marina opens or during the boating season. Secretary Grille stated he has that information in his computer and can make a printout of registrations about to expire and send a letter to the boater requesting an updated boat registration. All were in agreement.

--**Len Czajka** reported he had a complaint about a trailer in the yard of a homeowner but ascertained it was a travel trailer and did not appear to be plugged in or used for sleeping quarters at the property.

Gerry Giliberti also had a complaint about a large construction sign very close to the road in the area of 245 Kings Point Rd. Len would look into that complaint and ask that the sign be removed.

--**Bruce Hoek** reported that he had met with members of Lion Head Beach Association concerning dredging. Patrick Bistran will be dredging on their side first, depositing 400 cubic yards of spoil on their side, later leveling it off. Patrick will then come to our side to dredge. There is some concern about who will get to retain the sand as the contract from last year states that Bistran will take away the sand and that if we keep the sand from our side, how that will impact the cost. **Edith Holmer** will contact Bistran to get a copy of the signed contract from last year.

Bruce also spoke of Dave Whelan replacing and resetting all the poles that broke or were upset because of the freeze the marina encountered this past winter. Whelan will start that work as soon as the ice clears at the head of Three Mile Harbor and he can get his equipment to Hog Creek.

--**Al Schaffer** reported that he will be doing repairs on the floating dock parts that were damaged by the ice.

He also brought up the fact that there is significant rotting at the base of much of the interior bulkheads, especially around the launching ramp which has eroding sand onto the ramp itself.

The fixed dock at the side of the launching ramp will be replaced due to damage sustained by ice.

Al also reported that the current low pressure bubble system was destroyed by the ice and, as it is over 25 years old, needed to be replaced anyway as the PVC piping is beginning to get brittle. The question is whether to purchase the same type of low pressure air system or solely use the "ice eaters" at certain locations in the marina. He guessed that the ice eaters are approximately \$500.00 and will use much more electricity than the air system. He and Carlon Jacobs would look into both systems and come up with a cost estimate. Al also noted the fire extinguishers are out for their yearly maintenance.

--The maintenance man hiring issue was discussed with the main concerns being: the validity of the hire by one board member rather than the usual practice of hiring employees by a board of directors' resolution and vote, what the job duties will entail, and hours to be worked. **Gerry Giliberti** asked the board members to come up with some job ideas for the maintenance man and create a list to see if it is viable to hire such a person.

--The jet ski launching issue from Hog Creek was discussed with the conclusion that, if the law change is adopted by the East Hampton Town Board, jet skis could be launched from the CBPOA ramp by Clearwater Beach residents only. This too will be revisited next meeting to discuss if the CBPOA board will allow such a practice.

--**Secretary Gary Grille** read a bid proposal sent to him by **David Wagner** from Wilson Garcia for dredging, removing and disposal of 1200 cubic yards of sand for \$24,000.00. It was noted that the dredging bill from Patrick Bistran for last years' work was \$19,000.00.

Gary also stated there were currently 576 paid members as of 3/22/15. Last year at this time we had 574. Secretary Grille then presented the newly re-written and signed by LHBA board members dredging agreement between CBPOA 2/3 and LHBA 1/3 to President **Gerry Giliberti** for his final signature. Copies will be sent to the LHBA board. I will retain the original and Edith and I both have the document scanned to our computers.

--**Motion** to adjourn by **Bruce Hoek**, seconded by **Marian Diange** and passed unanimously at 9:13 PM.

Respectfully submitted,

Gary M. Grille

Gary M. Grille, Executive Secretary

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