

BOARD OF DIRECTORS MEETING---NUMBER 462
May 1, 2023 AT 5:00 P.M. VIA THE ZOOM APP

NOTICE: THE NEXT REGULAR MEETING OF THE BOARD OF DIRECTORS WILL TAKE PLACE ON MONDAY JUNE 5, 2023 AT 5:00 P.M. AT THE WORKSHOP AND VIA THE ZOOM APP

This meeting was opened at 5:04 P.M. by **President Daniel Aharoni**. In attendance were Directors **Fred Kleinsteuber, Paula Miano, Ken Neary, Edith Holmer, Scott Sassoon, Kurt Miller, Michael Waltz, Rebecca Gordon, Secretary Gary Grille** and Advisor Roey Ficaro. There was a maximum of fifteen members on the Zoom app out of thirty-six members who RSVP'd.

--**Motion by Paula Miano** to accept the minutes from the previous B.O.D. meeting on April 3, 2023 was seconded by Ken Neary and passed unanimously.

--**Fred Kleinsteuber** reported that the sun shed roof replacement by Alpine Design has been completed and the remaining balance of \$15,800.00 will be paid. The light on the block house was replaced by Locals Electric at a cost of \$1,000.00. The Bocce ball court is scheduled for repair on 5/5/2023. Fred noted that a

--**Motion** via email vote on 4/28/23 was passed by a margin of 8-0 to enter into a yearly service contract with Elite Surface Systems at a cost of \$950.00. Fred also asked for a

--**Motion** to have the existing concrete picnic tables removed by Sun Country Landscaping at a cost of \$950.00.

It was seconded by Daniel Aharoni and passed unanimously. Fred also reported that rope was ordered for the flagpole, fire extinguishers had been serviced or replaced as needed, the bluestone roadway was being worked on today (5/1/23), the utility pole at the gate entrance has been replaced and JP McHale Pest Management will provide three times yearly maintenance at all buildings for mice control at a cost of \$1446.88 as previously approved by the Board.

--**Treasurer Edith Holmer** reviewed the various financial reports noting there is a balance of \$373,563.42 in all accounts. She reported that currently there are 168 members still outstanding with their maintenance fees. Edith noted that any food trucks must have Liability insurance with CBPOA listed as an additional insured. She also reported on future expenditures as requested by the Board. **Ken Neary** questioned the charges pertaining to the website set up and maintenance which **Scott Sassoon** explained.

--**Dock Master Ken Neary** reported that the ropes and float buoys around the swim area need to be replaced and the swim platform repair will require additional floats underneath and some new hardware. Ken asked for a

--**Motion** for that work to be done by Sun Country Landscaping for a total cost of \$6905.46. Dan Aharoni made the motion, it was seconded by Ken Neary and passed unanimously.

Ken also noted there are approximately 30 rack spaces left, all on the upper level. He asked for Board approval to have two trees removed from the peninsula and holes filled in, which was approved. He will arrange with Sun Country to put out the tables, swim platform, ropes/buoys for swim area and lifeguard chair.

--**Daniel Aharoni** reported that Gerry Giliberti has officially resigned from the Board of Directors as of 4/20/23. Dan also noted that the maintenance fee for 2024 must be established and included on the proxy ballot votes along with the Directors who are up for re-election, the Notice of the Annual Meeting of Members and the proxy card itself.

Via Jon Tarbet, Dan reported there are eight Lifeguards as of today but there is not a Supervisor to manage the mostly 15 & 16 year olds. Advisor Roey Ficaro offered to help out when she is there and will be primary point person. Member Soo Young Choi also offered her assistance.

--**Secretary Gary Grille** reported there are 681 paid members to date compared to 694 paid at the same time last year. With regards to the upcoming Board of Directors election, Dan Aharoni, Kurt Miller, Edith Holmer, George Lombardi, Scott Sassoon and Rebecca Gordon are up for re-election this July. There will be six two-year terms available and two one-year terms to replace Jon Tarbet & Gerry Giliberti. Member John Thorsen has stated his intention to run for a Director's position. There was a discussion about a fuel truck coming into the boat basin but questions arose about the legality of such an operation and Gary will check with the East Hampton Fire Marshall.

--**Rebecca Gordon** reported on the Finance Committee's progress for obtaining a billing and bookkeeping firm. The committee has recommended Supporting Strategies based in Queens with Jennifer Yousem as the team leader. Rebecca noted they charge \$109.00 per hour, billed in six-minute increments and judging by preliminary talks, Jennifer thought most months would be under 10 hours. The company will be utilized for billing, basic accounting and reporting. Rebecca is in process of looking for another company to assume the other parts of Edith Holmer's job such as taxes, loan management, and lien placement and removal to name a few.

--**Scott Sassoon** reported he will assume the role as newsletter editor from Gerry Giliberti and spoke of the "EVENTS" tab recently added to the website which lists the various activities within the Community. Scott also reported on the results from the recent survey sent to the members stating the feedback has been positive with 245 responders.

--The next meeting will be on 6/5/23 at 5:00pm in the workshop and on the Zoom app.

--**Motion** to adjourn made by **Dan Aharoni** at 6:53pm, seconded by **Ken Neary** and passed unanimously.

Respectfully submitted,

Gary M. Grille

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