

**BOARD OF DIRECTORS MEETING---NUMBER 465
SEPTEMBER 11, 2023 AT 5:00 P.M. AT THE WORKSHOP
AND VIA THE ZOOM APP**

NOTICE: THE NEXT REGULAR MEETING OF THE BOARD OF DIRECTORS WILL TAKE PLACE ON MONDAY OCTOBER 2, 2023 AT 5:00 P.M. AT THE WORKSHOP AND VIA THE ZOOM APP

This meeting was opened at 5:05 P.M. by **President Daniel Aharoni**. In attendance were Directors **Fred Kleinsteuber, Paula Miano, Ken Neary, Edith Holmer, Scott Sassoon, Kurt Miller, Michael Waltz, John Thorsen, George Lombardi, Secretary Gary Grille** and Advisors Roey Ficaro, Stuart Close, Nancy Labiner & Steven Sobel. There was a total of 3 members in attendance at the workshop and 13 members on the Zoom app out of twenty-nine members who RSVP'd.

--**Motion by Fred Kleinsteuber** to accept the minutes from the previous B.O.D. meeting on July 29, 2023 was seconded by **Ken Neary** and passed unanimously.

--**Secretary Gary Grille** read the final results for the vote from the Annual Meeting of Members via Election Buddy and paper proxies which was extended to September 1, 2023.

	Yes	No	Abstain
Daniel Aharoni	161	16	17
Kurt Miller	171	7	16
Edith Holmer	162	15	19
George Lombardi	161	13	20
Scott Sassoon	149	22	19
John Thorsen	151	17	25
Austin King	106	41	44

The proposal to raise the annual maintenance fee by 15% to \$380.00 was 107 yes; 80 no; 5 abstain.

--**Daniel Aharoni** suggested the appointment of Advisor Roey Ficaro to a Director position to fill the vacancy created when Jon Tarbet resigned from the Board on 3/13/23. The Board approved.

--**Ken Neary** put forth the nomination of Directors for Officer position:

Gary Grille for Secretary, seconded by Daniel Aharoni, passed unanimously.

Edith Holmer for Treasurer, seconded by Daniel Aharoni, passed unanimously.

Fred Kleinsteuber for co-Vice President, seconded by Daniel Aharoni, passed unanimously.

Paula Miano for co-Vice President, seconded by Daniel Aharoni, passed unanimously.

Michael Waltz for co-Vice President, seconded by Daniel Aharoni, passed unanimously.

Kurt Miller for President, seconded by Daniel Aharoni, passed unanimously.

The vote to elect the nominated officers to their positions will take place at the next meeting on October 2, 2023.

--**Edith Holmer** reported there is a total balance of \$229,888.25 in all accounts and went over the various financial reports. Upon Edith's suggestion, Dan Aharoni made a

--**Motion** to allot the \$6,000.00 per month currently being paid for the bulkhead loan, along with the extra money from the marina fee increases be put into a reserve fund for future bulkhead repair. It was seconded by Ken Neary and passed unanimously. Edith also suggested that the recent \$13,950.00 received from back maintenance fees and interest also be put into the same fund. The Board agreed. Edith spoke of the rising cost of liability insurance and stated our policy only covers \$2,000,000.00 in damages. After discussion, the Board agreed she should investigate obtaining an extra \$5,000,000.00 umbrella policy.

--**Dan Aharoni** reported that the recently hired bookkeeping company had backed out of the deal but **John Thorsen** found a replacement in local resident Amber Talmage. The finance committee had a meeting with Amber who submitted a proposal to the committee for \$2500.00 monthly to assume the bookkeeping duties for the Association. The Board agreed and Edith Holmer will set up a preliminary meeting with Amber.

Due to an error in the newsletter, the Board had to agree on the increase of the rack fee to \$115.00.

--**Fred Kleinsteuber** reported the Reservation was widely used by many members and it was a great summer overall. He asked about the progress by the Town concerning the Lion Head Rock Road beach access path which Dan Aharoni will check into. He suggested checking into a method to open the gate remotely which Gary Grille will look into. A service contract for the Bocce ball court in the amount of \$1,000.00 was agreed on as was a service contract for pest control in the three buildings for the same amount. Fred offered accolades to Paula Miano for hosting the S'mores night and the Fishing contest. Food trucks for next summer were discussed which Michael Waltz and Roey Ficaró will coordinate. Michael will also follow up with Mr. Softee in regards to the reimbursement for the broken gate arm.

--**Roey Ficaró** reported a good year with her Yoga, paddleboarding and boat caravan groups. She will be hosting a pot luck dinner for the groups on 10/9/23 at the picnic area.

--**Kurt Miller** reported on the work being performed to obtain the necessary dredging permits.

Member Donna Wagner suggested liability waivers for the Yoga and paddleboard participants. Edith Holmer will check with the insurance company to make sure the participating members are covered.

Motion to adjourn the meeting at 7:18pm by Ken Neary and seconded by Dan Aharoni passed unanimously.

Respectfully submitted,

Gary M. Grille

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