

**BOARD OF DIRECTORS MEETING---NUMBER 469  
MARCH 4, 2024 AT 5:00 P.M. VIA THE ZOOM APP**

**NOTICE: THE NEXT REGULAR MEETING OF THE BOARD OF DIRECTORS WILL TAKE PLACE ON MONDAY APRIL 1, 2024 AT 5:00 P.M. AT THE WORKSHOP AND VIA THE ZOOM APP.**

This meeting was opened at 5:05 P.M. by **President Kurt Miller**. In attendance were Directors **Fred Kleinsteuber, Paula Miano, Ken Neary, Edith Holmer, Scott Sassoon, Dan Aharoni, Michael Waltz, John Thorsen, Roey Ficaro, Austin King, Secretary Gary Grille**, Advisors Marian Diange, Stuart Close and Rebecca Gordon. There were twenty-two members on the Zoom app out of thirty-nine who RSVP'd to receive the meeting link.

--**Motion by Fred Kleinsteuber** to accept the minutes from the previous B.O.D. meeting on February 5, 2024 was seconded by **Ken Neary** and passed unanimously.

--**Gary Grille** reported there are currently 563 paid members out of a possible 864. He noted 571 paid members last year at this time. The results from the November 2023 postcard mailing to determine electronic or USPS delivery methods were as follows: 287 for electronic invoicing, 363 for electronic voting and 289 for electronic newsletter. Approximately 500 postcards were returned. Repairs and future work to the entry gate were discussed.

--**Kurt Miller** reported that LHBA will exercise its option to take 150 cu yds over to their side and the remainder of the pile will be spread on our beach.

--**Edith Holmer** went over the financial reports and stated there was a balance of \$424,926.83 in all accounts as of January 31, 2024 and reviewed the various reports. Bill.com is now in place as a means for members to make payments electronically. A mail chimp notice was previously sent advising the membership that if they check the "auto pay" option, annual re-billing will automatically occur. Edith spoke of putting \$50.00 per 2024 maintenance fee received into the "reserve" fund along with fees paid from lien payoffs and the yearly amount (\$25,100.00) previously paid towards the bulkhead loan the past few years. An account with Morgan Stanley has been established to help balance the funds.

--**Ken Neary** reported that all boat slips at the marina have been rented and there are approximately 50 rack spaces still available. Three life rings with 100' of rope each are set to be replaced at the marina with a fourth setup to be added to the East beach. The cost for each setup is approximately \$160.00 each. Stuart Close and Ken Neary will firm up the details and present at next meeting or via an email vote. Ken noted the Reservation handyman, Anthony will be resuming the task of rebuilding approximately five fingers on the floating dock and has requested a helper. Kurt Miller made a

--**Motion** to hire a helper for Anthony at \$25.00 per hour. It was seconded by Ken Neary and passed unanimously. Ken mentioned the NYS boating safety course which will be required for all boaters beginning in 2025.

--**Roey Ficaro** spoke of the boating safety course she had previously organized and will check into doing one or more classes for our members. The question of whether CBPOA should make the boating course a requirement to receive a boat slip was discussed and will be revisited in the future.

Roey opened a discussion concerning the "little free library" proposal which was met with a spirited discussion. After a time, it was decided to shelve the idea for now and discuss at a future meeting. Food trucks were discussed. El Jefe is willing to return without a truck but can set up with a tent. Other ideas were proposed and other options will be explored with the topic being put off until the next meeting.

--**Kurt Miller** spoke of the replacement of the East beach camera with an upgraded model and using a new company, Total Security to make the replacement and perform future maintenance. Kurt noted the 2024 approved budget previously included \$1,559 for the camera and \$2,970 for security camera maintenance. The budget is revised to reduce the security camera maintenance to \$1,819 so that the increased cost of the camera fits within the 2024 approved budget with this budget revision. Kurt made a --**Motion** to replace the camera for a total cost of \$2710.00. It was seconded by Fred Kleinsteuber and passed 10-1.

--**Fred Kleinsteuber** reported that JMG Estate Care will be replacing the landscape ties as needed in the parking lot. He also reported on other various upcoming maintenance issues.

--**Paula Miano** reported that McHale pest control will make a visit this coming week and she will schedule a visit for the yearly fire extinguisher maintenance.

--**Scott Sassoon** reported the newsletter is in pre-production and things are on target for a 4/1 delivery.

--**Daniel Aharoni** will be in touch with Jon Tarbet concerning lifeguards for the summer season.

--**Motion** to adjourn to Executive session to discuss a personnel matter at 7:08 pm by Kurt Miller was seconded by Edith Holmer and passed unanimously.

--At 7:21pm, the Board returned from Executive Session and announced Secretary Gary Grille would be receiving a yearly salary raise to \$22,500.00 retroactive to January 1, 2024.

--**Motion** to adjourn the meeting at 7:23pm by Ken Neary, seconded by Paula Miano.

Respectfully submitted,

*Gary M. Grille*

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