

BOARD OF DIRECTORS MEETING---NUMBER 479
APRIL 7, 2025 AT 5:00 P.M. VIA THE ZOOM APP ONLY.

NOTICE: THE NEXT REGULAR MEETING OF THE BOARD OF DIRECTORS WILL TAKE PLACE ON MONDAY, MAY 5, 2025 AT 5 P.M. AT THE WORKSHOP AND VIA THE ZOOM APP.

This meeting was opened at 5:04 P.M. by **President Kurt Miller**. In attendance were Directors **Paula Miano, Ken Neary, Edith Holmer, John Thorsen, Daniel Aharoni, Michael Waltz, Fred Kleinsteuber, Roey Ficaro, Austin King, and Secretary Gary Grille**. There were twelve members on the Zoom app out of twenty who RSVP'd to receive the meeting link.

--**Motion by Edith Holmer** to accept the minutes from the previous B.O.D. meeting on March 11, 2025 was seconded by **Fred Kleinsteuber** and passed unanimously.

--**Gary Grille** reported there are 693 paid members to date. He has two masons who will inspect the large barbeque pit and give prices for repair. Gary also spoke with Dawn Green and she and her crew will be available to work the beach picnic on July 12th. Al Schaffer will report back to Gary after meeting with the Board of Fire Commissioners to see if we can use the Springs Fire Department for our Annual Meeting of Members on July 26, 2025. The process for the election of Directors was discussed and it was decided to use Election Buddy for those who would like to vote electronically and paper ballots sent to those who requested that method approximately thirty days before the Annual Meeting.

--**Edith Holmer** went through the various reports noting a total of \$709,126.60 in all accounts with \$299,480.63 in Dime bank accounts and \$409,119.02 in Morgan Stanley accounts with \$311,647.57 of that in the reserve fund. The income for this year through 4/6/25 is \$441,213.66 with \$3853.56 in interest and \$70,274.57 in expenses for a year-to-date total of \$374,762.65. Maintenance fee income totaled \$258,412.80 and marina income was \$181,055.80. Outstanding maintenance fees as of 4/6/25 total \$174,880.59. There was a discussion concerning the doubling of liability insurance and an audit with Edith reporting we owe the insurance company \$34,088.10 due to a shortfall in 2023/2024. There was a

--**Motion by Edith Holmer** to pay off the \$34,088.10 balance that was seconded by **Kurt Miller** and approved unanimously.

A committee consisting of Kurt Miller, John Thorsen, Edith Holmer and Danial Aharoni was formed to investigate the liability insurance issue for the future. There was then a

--**Motion by Kurt Miller** to move \$100,000.00 from Dime bank to the Morgan Stanley operating account temporarily for a higher interest rate which was seconded by **Fred Kleinsteuber** and passed unanimously. A

--**Motion by Edith Holmer** to move \$75,000.00 from the Mogan Stanley Reserve account to a CD with rate and length to be determined was seconded by **Kurt Miller** and passed unanimously.

--**Daniel Aharoni** began a discussion which became a

--**Motion by Kurt Miller** to make Roey Ficaro for Yoga and Sherona Varulkar Kelley part-time employees with a nominal pay rate of \$20.00 per hour opposed to sub-contractors with liability insurance and inclusion to the CBPOA agreement. It was seconded by **Edith Holmer** and passed unanimously.

--**Kurt Miller** reported he was approached by a member of the Lion Head Beach Association concerning the possibility of dredging inside Hog Creek. In discussing a past history with this topic, it was decided it was not feasible to pursue at this time as the preliminary studies alone are projected to be expensive.

--**Ken Neary** reported the boat slip assignments for the Marina have been sent out and that part of the Marina is full with a waiting list. Rack space applications are coming in sporadically and there are still spaces available on the middle and upper racks. He also noted the ice eaters will be removed by the end of the week, the water has been turned on and all modifications/repairs have been made by Essay Plumbing and Sun Country Landscaping will be re-grading the bluestone roadways at the Reservation to determine if additional stone is needed. There was a new water spigot installed at the boat ramp for washdown of kayaks and SUP's, etc and Anthony will be repairing two more fingers on the floating dock.

--**Fred Kleinsteuber** reported that the yearly maintenance for the bocce ball court and the playground has been scheduled, the first porta-potty is scheduled to be delivered to the Marina area on April 15th with the remaining two to be delivered on May 15th by the sun shed and June 15th at the workshop/east beach entrance. Fred spoke with **George Lombardi** who conveyed the cracks in the parking lot have been resealed by the contractor who did the initial work last Fall. The Lion Head Rock Road foot path erosion issue was discussed and it was decided to send out an email to the residents to petition the Town of East Hampton to correct the road drainage issue that creates the problem for the foot path.

--**Roey Ficaro** reported she currently has five lifeguards on board for the upcoming season with one being fully certified and four others in the certification process. She would like to have a few more and expects all to be in place for the start of the Summer beach season.

--**Michael Waltz** is working on the food truck situation but so far only has the same person from last year with the same schedule, more or less.

--**John Thorsen** spoke with **Scott Sassoon** who said the Spring newsletter has a twenty-page draft in process and they hope to have a digital copy and a landing page for Sponsors on the CBPOA website by the end of the week.

The next B.O.D. meeting will be held on May 5, 2025 at 5pm at the Workshop and via the Zoom app.

--**Motion** to adjourn the meeting at 7:00pm by **Ken Neary** was seconded by **Paula Miano** and approved unanimously.

Respectfully submitted,

Gary M. Grille

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