

**BOARD OF DIRECTORS MEETING---NUMBER 480
MAY 5, 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 THURSDAY, JUNE 5, 2025 AT 5 P.M. AT THE WORKSHOP AND VIA THE ZOOM APP.

This meeting was opened at 5:13 P.M. by **President Kurt Miller**. In attendance were Directors **Paula Miano, Edith Holmer, John Thorsen, Daniel Aharoni, Roey Ficaro, Scott Sassoon** and **Secretary Gary Grille**. There were thirteen members on the Zoom app out of eighteen who RSVP'd to receive the meeting link.

--**Motion by Paula Miano** to accept the minutes from the previous B.O.D. meeting on April 7, 2025 was seconded by **John Thorsen** and passed unanimously.

--**Gary Grille** reported there are 744 paid members to date. He is still waiting for proposals from two masons who will inspect the large barbeque pit and give prices for repair. He received word that the Board of Fire Commissioners will not allow us to use the Springs Fire Department for our Annual Meeting of Members on July 26, 2025. Edith Holmer will start the permit process to have the meeting at the Springs School. Gary also noted he is waiting to receive information on the replacement of the basketball set up in the parking lot.

--**Edith Holmer** went through the various reports noting a total of \$695,146.35 in all accounts as of 4/30/25 with \$185,120.38 in Dime bank accounts and \$509,119.02 in Morgan Stanley accounts. Net income for this year through 4/30/25 is \$361,183.75 which includes \$3823.56 in interest earned and \$116,668.55 in expenses paid to date. Maintenance fee income totaled \$286,917.14 and marina income was \$185,310.80. Outstanding maintenance fees total \$161,427.86.

** It is noted here that the maintenance fee income makes up 60% of the total yearly income from 744 paid members while the marina income is listed at 40% of the total yearly income from 119 boat slip renters and approximately 75 rack space rentals. **

Liability insurance was discussed with Edith explaining that CBPOA is no longer classified as a swim club but now as an HOA thus the dramatic rate increase. There was a shortfall of \$34,000.00 from 2023-2024 which was recently paid and there will be another shortfall of \$34,000.00 for the 2024-2025 season, neither of which had been included in this year's budget.

--**Kurt Miller** was advised to put investment money in Black Rock Treasury Trust Fund rather than CD's and made a **Motion** to move \$509,119.02 from the Morgan Stanley accounts to the Black Rock Treasury Trust Fund which was seconded by Edith Holmer and passed unanimously. Kurt reported the Insurance Committee should have the findings from HUB International for liability insurance quotes in a week or two. He also reported that there was only \$110,000.00 left over from last year's budget and with the unexpected, additional \$68,000.00 in liability costs this year, suggested a raise in all fees may be in order depending on new insurance quotes received to maintain that cushion.

--**Paula Miano** reported that the new flags have been delivered, the fire extinguishers have been serviced or replaced as needed and McHale pest control has been advised to remove the remnants of a mouse nest in the workshop office during their next regular maintenance service.

Reports via Kurt Miller from Directors unable to attend the meeting were as follows:

--**Ken Neary** – the marina is full, some rack spaces available but mostly on top and the bluestone roadway was graded by Carlson Jacobs from Sun Country Landscapes.

--**Micahel Waltz** – same food truck as last year and he will try to get a regular schedule from them.

--**Fred Kleinsteuber** – Porta potty delivers are all scheduled and the bocce ball court maintenance will be done in the beginning of June.

--**Roey Ficaro** reported she has six certified lifeguards but is still looking for a few more. The lifeguards will work the weekend of June 21st & 22nd and then start seven days a week on June 28th until Labor Day.

Sunset Yoga will start on Wednesday 5/28 at 7pm and Friday morning Yoga begins on 5/30 at 10am.

Tai Chi by Sherona Varulkar Walker will begin on Saturday 5/31 at 9am.

Both classes are free, if needed, but donations by cash or Venmo are greatly appreciated.

Roey also reminded us of the Boater Safety Course to take place at the Workshop on June 7th & 14th from 9am to 1:15pm

--**Scott Sassoon** stated the newsletter was a challenge this time with the new sponsorship plan being put in place but John Thorsen & Scott worked through it and things should be easier as they move forward.

Premium sponsorship contractor, Harvest Solar, has agreed to pay a referral fee of \$3500.00 to the Association for all CBPOA member jobs received.

Scott suggested recycling containers for the Reservation which Kurt suggested we shelve until Fred Kleinsteuber can be involved as he deals Mickey's Carting. Scott also brought up the possibility of spraying the area with an Organic tick spray.

The next B.O.D. meeting will be held on June 2, 2025 at 5pm at the Workshop and via the Zoom app.

NOTE: The date of the meeting was changed to June 5, 2025 due to Director conflicts.

--**Motion** to adjourn the meeting at 6:37pm by **Paula Miano** was seconded by **Kurt Miller** and approved unanimously.

Respectfully submitted,

Gary M. Grille

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