

**BOARD OF DIRECTORS MEETING---NUMBER 481
JUNE 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 SATURDAY, JULY 26, 2025 AT THE SPRINGS SCHOOL FOLLOWING THE ANNUAL MEETING OF MEMBERS AT 10 A.M.

This meeting was opened at 5:05 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 May 5, 2025 was seconded by **Fred Kleinsteuber** and passed unanimously.

--**Gary Grille** reported there are 780 paid members to date. Last year there were 785 paid members as of 6/12/24. The new basketball hoop set up was discussed and there was a

--**Motion by Kurt Miller** to have the new set up installed by Wood Kingdom for \$4784.00 which was seconded by **Edith Holmer** and passed by a margin of 7-2.

--**Kurt Miller** reported the permits for the Annual Picnic were in order and ready to go. Kurt asked for volunteers for the Beach Picnic Committee. Paula Miano will take care of the paper goods, etc. from Costco, Ken Neary will handle the food order from Cromer's Market, Dan Aharoni will order from Sam's Beverages, Race Lane Liquors and Villa Italian Specialties and Fred Kleinsteuber will take care of the dumpster. Kurt noted the Annual Meeting of Members is set for 7/26/25 at the Springs School, gave an update on the dredging permits and the proposal to make the contract between CBPOA & LHBA renewable on a year-to-year basis which was approved by the CBPOA Board.

Kurt then gave an update on the Insurance Committee; HUB International is in process of obtaining quotes. One quote for approximately \$30,000.00 and three others are expected for comparison. The Board approved Kurt looking into pursuing excess liability insurance in addition to the \$1,000,000.00 initial policy. The Board decided not to make any recommendations for the upcoming Director elections with seven running for six positions. Kurt then made a

--**Motion** to add Ryan Lang as an Advisor to the Board with regard to the lifeguards. It was seconded by Dan Aharoni and passed unanimously. There was another

--**Motion** by Kurt Miller to add Alexandra Jordan as an Advisor to the Board with regard to merchandising of Clearwater Beach apparel, etc. It was seconded by Ken Neary and passed unanimously.

The Board also agreed to remove Steven Sobel (recently moved out of the area) and Stuart Close (by his choice) as Advisors to the Board of Directors.

--**Edith Holmer** went through the various reports noting a total of \$687,822.53 in all accounts as of 5/31/25. She reported 2025 income as \$495,241.53 with expenses of \$153,244.17 for a 2025 balance of \$349,341.02.

There was a discussion about the need to possibly raise the maintenance fee due to the dramatic increase in the liability insurance coverage for the Association. Kurt and Edith presented a possible 2026 budget for discussion purposes showing that the association will be running at net loss next year. The presented budget included no incremental enhancements of the reservation and just routine maintenance. The amount of loss depended on how much routine maintenance is done and the costs of those items. The loss was expected to be in the \$3,000.00 to \$30,000.00 range depending on what maintenance items are done or deferred to following years.

Kurt and Edith recommend that member dues and marina rates be raised by an equal percentage so that there would be sufficient income to cover the example budget and account for inflation in the next few years. Options for how much of a raise would be needed to restore the income of the Association to cover expected and unexpected routine maintenance items was presented by Edith. The options presented were for a 12.5% increase or a 15% increase of member dues, marina rates and advertising rates.

During the board discussion on the proposal it was further discussed that we could defer some maintenance of the reservation and run with a barebones austerity budget in 2026 instead of raising rates. Some board members pointed out the running with an austerity budget did not provide for unanticipated maintenance items that routinely come up each year and should that happen in 2026 we would need to use our reserve fund which is dedicated for emergencies and future bulkhead replacement.

After a thorough discussion, the President polled each of the attending board members to express their individual opinion as to whether we should propose a raise to the membership or run with a barebones austerity budget. Each board member was able to express their opinion on the proposal. There was a minority favoring a raise; however, the majority was in favor of not raising member dues this year and agreed that a more substantial member dues raise would be needed in 2027.

--**Ken Neary** reported the Marina is all good, all boat slips have been rented and there are only upper rack spaces available. The swim platform, ropes and lifeguard chair have all been installed on the beach.

--**Fred Kleinsteuber** reported the second porta-potty has been installed with the third coming this week. Playground and bocce ball court maintenance have been performed for this year and some of the snow fence will be replaced shortly. A previous suggestion by Scott Sassoon to change the trash can set up was discussed, but there would be a dramatic increase in cost due to the receptacle can size difference from the current 93 gallon size to the proposed 32 gallon recyclable size. Fred noted that Mickey's Carting separates and recycles at their Montauk facility.

--**Kurt Miller** brought up the request from member Michael Duran for parking lot usage on July 26, 2025 for a party he is hosting at his home on Kings Point Road. Michael will provide a company to shuttle guests back and forth and CBPOA will provide an extra Security Guard that day to facilitate and organize the forty or so cars expected. The request was approved by the Board and Michael will send in the area usage application along with a security deposit and payment for the extra security guard for that time period.

The next B.O.D. meeting will be held on July 26, 2025 at the Springs School immediately following the Annual Meeting of Members at 10 A.M.

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

Respectfully submitted,

Gary M. Grille

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