

**BOARD OF DIRECTORS MEETING---NUMBER 482
JULY 26, 2025 AT 11:52 A.M. AT THE SPRINGS SCHOOL
GYMNASIUM FOLLOWING THE ANNUAL MEETING OF MEMBERS.**

NOTICE: THE NEXT REGULAR MEETING OF THE BOARD OF DIRECTORS WILL TAKE PLACE ON TUESDAY SEPTEMBER 9, 2025 AT 5 P.M. AT THE WORKSHOP AND VIA THE ZOOM APP.

This meeting was opened at 11:52 A.M. by **President Kurt Miller**. In attendance were Directors **Paula Miano, Edith Holmer, John Thorsen, Daniel Aharoni, Roey Ficaró, Ken Neary, Fred Kleinsteuber, Michael Waltz, Austin King, and Secretary Gary Grille**. There were three members in the audience.

--**Motion by Ken Neary** to accept the minutes from the previous B.O.D. meeting on June 5, 2025 was seconded by **Fred Kleinsteuber** and passed unanimously.

--**Kurt Miller** read the motions previously approved by the Board via email to ratify:

1. A motion made by Kurt Miller to approve the 2025 dredging contract with Lion Head Beach Association which contains a new provision for automatic renewal each year. The remaining terms of the contract stayed the same the 2024 contract. Email voting results: 10 yes 0 no 2 non-voting
2. A motion made by Kurt Miller to replace our current Ategrity general liability policy which costs \$68k per year with the following three measures:
 - Switch our 1M/2M general liability insurance coverage to Mesa Underwriters Specialty Ins. Company at \$28.5k.
 - Add 3 million umbrella coverage for \$33k.
 - Change our insurance broker of record to Hub International for our remaining policies. These combined changes will increase our protection of CBPOA from 1M/2M to 4M/5M of liability coverage and be \$6.5k less than if we renewed with our current carrier. Email voting results: 11 yes, 0 no, 1 non-voting
3. A motion made by John Thorsen to approve a contract with Clear Bays Inc. and Lion Head Beach Association whereby Clear Bays Inc would perform monitoring of the water quality and widgeon grass assessment of Hog Creek for a total cost of \$1,275 to CBPOA. This work is supplemental and complimentary to Clear Bays recent receipt of a Community Preservation Fund grant for wetlands restoration work in Hog Creek of \$92k. Email voting results: 9 yes, 0 no, 3 non-voting.

All Motions were ratified by the Board by a vote of 10-0.

--The **S'mores** night will be Thursday August 14th at 6pm at the picnic area.

--The **Kid's Fishing Contest** will be held on Sunday August 31st from 9am to noon at the Inlet.

--A nominating committee consisting of Ken Neary, Paula Miano and Roey Ficaró was formed for the upcoming Election of Officers to the Board. Nominations will be presented at the next meeting in September and the vote for Officers will take place at the October meeting.

--**Michael Waltz** started a conversation about allowing the food truck to park overnight at the Reservation when they are planning to spend subsequent days there. There will be no overnight sleeping in the food truck and they must park on the black top parking lot. There was a
--**Motion by Kurt Miller** to allow overnight parking for the food truck as described above which was seconded by Michael Waltz and passed unanimously

--The replacement for **George Lombardi**, who resigned as a Director at the end of the Annual Meeting of Members but will stay on the Board as an Advisor, was discussed with Advisor Ryan Christopher Lang being named as a possible replacement. It was decided to make that determination at the next meeting in September when most of the Board members might have a chance to meet Ryan.

--A member who did some damage to a boat at the marina by setting off some wayward fireworks on July 4th, presented his story with sincere regrets and a vow not to allow such behavior to happen again. He has made restitution to the boat owner for repairs. It should also be noted that he came forward to admit his mistake and to take full responsibility the next morning. The Board voted only to issue a letter of reprimand for this infraction due to his regret and long-term, high standing in the Community.

The next B.O.D. meeting will be held on **Tuesday**, September 9, 2025 at the Workshop and via the Zoom app.

--**Motion** to adjourn the meeting at 12:24 P.M. by **Ken Neary** was seconded by **Fred Kleinsteuber** and approved unanimously.

Respectfully submitted,

Gary M. Grille

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