

**BOARD OF DIRECTORS MEETING---NUMBER 483
SEPTEMBER 9, 2025 AT 5:00 P.M. AT THE WORKSHOP AND VIA
THE ZOOM APP.**

**NOTICE: THE NEXT REGULAR MEETING OF THE BOARD OF DIRECTORS WILL TAKE
PLACE ON WEDNESDAY OCTOBER 8, 2025 AT 5 P.M. AT THE WORKSHOP AND VIA THE
ZOOM APP.**

This meeting was opened at 5:11 P.M. by **President Kurt Miller**. In attendance were Directors **Paula Miano, Edith Holmer, Daniel Aharoni, Roey Ficaro, Ken Neary, Michael Waltz, Austin King, Secretary Gary Grille** Advisors Ryan Lang & Alexandra Jordan. There were seven members in the audience both in person and on the Zoom app.

--**Motion by Paula Miano** to accept the minutes from the previous B.O.D. meeting on July 25, 2025 was seconded by **Ken Neary** and passed unanimously.

--**Secretary Gary Grille** reported there are currently 815 paid members for 2025 compared to 819 in 2024.

--**Ryan Lang** gave his Lifeguard report stating lifeguards were on the chair every day in the summer except for three days during the last week when many of them had to return to college. Next year he is hoping to have 8 certified lifeguards with no assistants and a seasoned lifeguard captain. If that comes to fruition, he may be able to man one chair at the west beach and one on the east beach.

--**Edith Holmer** went through the Treasurer's reports noting there is \$531,046.42 in all accounts and gave a breakdown as to the accounts that the funds are dispersed in. She stated the insurance designation for CBPOA has been changed from a beach club to an HOA thus raising the liability premium by \$34,000.00 per year. Edith also supplied budget proposals and asked each department head to make any revisions so that we can have a firm budget in place by the end of 2025 in the event fees need to be raised for 2027 at the July 2026 Annual Meeting of Members.

--**Kurt Miller** made a **Motion** to nominate Lifeguard Advisor Ryan Lang to the position of Director recently vacated by long time Director George Lombardi. It was seconded by **Paula Miano** and passed unanimously. Kurt then read a letter from Elite Towers who is asking if we might consider a concealed communications pole at the Reservation. After some discussion, there was a vote to pursue additional details which failed by a count of 0-8.

Kurt also reported that our new insurance company will not cover organized activities by any member of the Board of Directors that occur on the water such as Women on Water, Full Moon Paddle, etc. He read the Water Activities Policy pertaining to the organized water activities. After some discussion, the conversation was tabled until the next meeting.

--**Ken Neary** read the nominations for Officers of the Board:

President -- Kurt Miller

Co-Vice President -- Michael Waltz & John Thorsen

Secretary -- Gary Grille

Treasurer -- Edith Holmer

Assistant Treasurer -- Amber Talmage & Gary Grille

All nominees accepted their nominations and the vote will be held at the next meeting in October.

Ken also gave his marina report stating all boats and paddle craft are to be removed from the marina by 11/15. Locals Electric was called in to troubleshoot a problem with a tripping breaker. While they did not see any identifiable problem, they replaced the breaker. Costello Marine is scheduled to come by after 11/15 to check the pilings in the marina and replace as needed and the East Hampton Trustees will not be issuing a 10-year permit for dredging but are considering a 5-year permit.

--**Alexandra Jordan** spoke of the merchandise program which will offer hats, t-shirts and sweatshirts. Details for a supplier are close to being finalized. She reported that \$1500.00 in merchandise was sold at the Annual Beach Picnic.

--**Paula Miano** reported on the success of the recent events including S'mores night and the Kid's Fishing Contest. She also noted that Story Salon will continue until further notice.

--**Roey Ficaro** asked about lighting on the floating dock and has preliminarily found solar lighting that may work for the area. After some discussion, the Board approved an amount of \$500.00 for this lighting with a vote of 6-2. Ken Neary and Roey will look into the lighting and check the local restrictions for such.

The deadline for newsletter entries is October 1st to be on target for a October 31st distribution date.

--**Dan Aharoni** reported that he was asked if a camera can be installed to give members access to check water & wind conditions. Kurt seemed to think it would not be too costly to have a camera independent of our security system for residents to access and he and Dan will explore the possibilities and report back to the Board.

The next meeting was tentatively set for Tuesday October 7, 2025 with a firm date to be decided in the coming weeks.

--**Motion** to adjourn the meeting at 7:10 pm by Ken Neary, seconded by Edith Holmer and passed unanimously.

Respectfully submitted,

Gary M. Grille

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