

GLS MEMBERSHIP MINUTES 6-8-24L

Call to Order 11:04, Pledge

Trustees Present: Renee Campion, Scott Cote, Judy Freeborough, Manny Malia, Shawndra Pileri, Diane Rizzo, Joe Rotellini, Don Salata Absent: Dean Shrewsbury

Introductions

Minutes approved

Treasurer's Report approved

Project Updates: we presented quotes to have the beach stairs sandblasted and repainted. There was a motion seconded by the membership to have all stairways painted at one time for \$12,300. The project was approved.

Jason Pileri will add on to the current kayak rack this year and build us a new Kayak rack for summer of 2025.

We want to repaint the clubhouse interior. Shawndra is getting us quotes soon.

Scott has 2 kitchen flooring quotes. We will need to have the rotting subfloor fixed first. Scott will return to us with more info and a third quote.

STR updates: Shawndra stated we would like to know who in GLS rents so we can have a complete list. Currently, the total is 15. Shawndra told the membership about the lowered registration fee after the initial fee of 800.00 to 125.00 every year afterward, because this kitty has not been spent on any rental problems because there were only minor ones that didn't need Worth Twp. attention.

New Business

New WM rates were presented by Scott and Diane: 1) The main points: the company is switching to automated pickup, so it will accept things only in their green bins and 2) people will be charged an administration fee unless they do paperless billing and payment.

We discussed the donation of memorial benches. Joe Zajack said Lexington Hts. members had this project some years ago; He stated there were problems of benches being bought by members, so, we took his advice on the board buying the benches. After which, families can purchase plaques from us, to apply loved ones' names and then have them attached to benches.

Renee Campion mentioned the dog beach (2 beaches South of Huron Bay beach), and a trial year was approved by the membership. This beach should be used by anyone with a dog at the beach. Leash laws also apply here.

Tall weeds on the bluff edge were discussed. Manny stated that he will talk to the landscaper. John Yatros mentioned that the road commission is not doing its job of trimming back growth at corners, and it is impairing drivers' vision at many intersections.

Boni Lillibridge said she'll take care of plants in the barrels. Members volunteered to help.

Announcements: Boni stated 105 people attended the Memorial Day Breakfast. She also announced the following:

Golf Cart Parade: July 5th @ 7 PM, starting at Huron Bay & Byron

July ELECTION/LUNCHEON: July 27th, Noon-2PM Theme: Christmas in July. There will be an Ugly Christmas shirt/hat contest also, White Elephant gift exchange (10.00 gift)

Halloween Party October 18th ...theme: The Roaring Twenties

Mike Watson said Worth Twp is asking the planning commission to make rules about old large grain containers. Mike & John Yatros met with the twp. Supervisor and some people from Sandusky. There was discussion about Mill Creek because of algae and erosion caused by runoff farmers' fields. Worth says we are not to put any structures in the creek. The easement upkeep is up to the membership; The township is responsible for the water.

John Yatros announced he is running for the Worth Township Board in the Primary on 8-6-24. Jim Freeborough asked if the one-way part of Lakeview from Elm to Huron Bay is for golfcarts or just cars because it's dangerous. Renee answered that golfcarts and cars are to follow the same rules. Signs were suggested.

Other Business: A member asked if we could have grass rather than crushed stone on the accessway at Huron Bay beach. Manny said the stone is to make it steady for any machinery that will enter the accessway, but that some grass seed may be sown in the fall.

Don Salata stated his concern that we have taken on substantial injury risk by placing the boulders against the seawall and repositioning that as a walkway. He was asked what his solution was and answered that he needed to continue to talk first. He said we do not know whether we have sufficient insurance coverage. He mentioned the capital spending triggers and changes to our landscape. He said he wants a risk assessment. Joe Zajac asked what our liability coverage is, and Judy answered "a million." Joe then moved we forget about this issue and it was seconded and accepted with one opposed. Don moved to have the board accept his resignation. Discussion ensued and Ken Keith told Don he didn't need a motion to resign. Don went on to say our approval to forget this will not make this problem go away. Don then asked Manny if he would accept his resignation from the board in an email. Manny said he would. A member asked Don if we have "at your own risk" signs posted. The board answered "yes, at

every beach access.” Mike Watson asked how this issue is any different from a child drowning. Jim Freeborough brought up the fact that other boards don’t agree on every issue, but as a trustee, one has to accept the majority vote. Don said he feels that he’s not doing his duty as a board member. Don asked for a motion to request from the board that they get a written risk assessment. Nobody made that motion. Boni asked “What is the solution?” Don said we should find out if the pathway is even viable, and he implied we should eliminate the pathway to eliminate our liability. One member stated that there is liability involved with all aspects of our property, like the trees, the cliff and the lake. He also stated that our insurance rates could get hiked up. They could also choose not to cover us. He also stated “any ambulance-chasing attorney wishing to make a quick thousand dollars, quick money, quick out, and they’re not going to want to go to court.” At this time, Don said he needed to vent his frustration with the board. He stated he has asked repeatedly to meet with the board at the seawall, and until yesterday, not one board member agreed to go look at it and discuss the issue. Manny stated that the board didn’t agree with Don and he should accept the board vote. Don said he understands the board disagreed with him from the moment he brought it up. Manny told him “If you want to resign, I’ll accept it.” A motion to adjourn was seconded and the meeting was adjourned at 12:21.