

August 30th General Meeting Minutes

Meeting Called to order at 11:01

Roll Call – Manny Mallia, Joe Rotellini, Mike Troisi, Gary Warzybok, Greg Amyot, Mark Van Epps, and Robert Schlotterer were in attendance. Fran and Dave were not present. 14 residents in attendance.

Election Results – 55 people voted, 7 by absentee. Manny Mallia received 43 votes, Mark Van Epps, Gary Warzybok, and Mike Watson received 40 votes. Mike Troisi received 38. Joe Rotellini and Michele Sulecki received 37 votes. The board discussed the issue and decided to accept 11 board members. Mike Simeone raised the issue that the bylaws say 10 board members. Sam Ventimiglia asked for relief to allow the board to operate with 11. John Yatros raised the issue about an even number of board members and how the by-laws don't address a tie. Greg Daniels voiced his concern not to change the by-laws. Mike Simeone motioned to amend the by-laws to allow for a maximum of 11 members to sit on the board. Tony Oliverly 2nded the motion. 14 in favor none opposed. The motioned carried. Joe Rotellini has volunteered to step down if it becomes an issue with the general membership.

Board Member Elections – Dave Falzon has expressed interest in running for President again. Dave ran unopposed and was unanimously elected. Manny Mallia expressed interest in running for Vice President again. Manny was unopposed and was unanimously elected. Robert Schlotterer expressed interest in running for Secretary again. Robert was unopposed and was unanimously elected. Joe Rotellini is stepping down as Treasurer at the end of this year. Greg Amyot is interested in running for Treasurer. Greg ran for Treasurer and was elected unanimously.

Review of minutes – Bob Merciacca motioned to accept the minutes, Mike Watson 2nded. Approved unanimously.

Treasurer's Report – Currently there is \$31,907.15 in the bank as of 8/26/14. All outstanding bills except for the water bill and current electric bill have been paid and are current. Yard Waste was eliminated as a line item as the cost of Yard Waste is now the responsibility of individual residents. A new line item was added to include attorney's fees related to collections. The proposed 2015 budget was presented to the general membership. John Yatros raised the issue of the money being refunded to the association for trash collection refunds. The board doesn't have a clear understanding of how much money is involved and is not ready to make a decision on the disbursement. Sam Ventimiglia motioned to accept the budget. Joe Ventimiglia 2nded. The motioned passed unanimously and the budget passed.

Delinquent Dues Collection – We have collected \$34,629.72 in delinquent dues and attorney fees. There is a remaining balance owed of \$103,687.06 to be collected. There are 8 accounts on hold that we will pursue after the existing open accounts are wrapped up. There are 11 accounts on monthly payment plan that pay about \$850 per month. Two cases are in appeals. Three cases have had judgments awarded and the appeals process on these three are in favor of GLS. These are currently going through the collection process.

Website – We are still trying to get the rights and privileges updated to allow Gary access to make updates. We are going to delete his account and create a new account for Gary.

Clubhouse – Nothing new to report. We had a resident rent the clubhouse on July 12th. Everything went fine with the rental.

Bluff/Beachfront – We have issues with the seawall coming apart in several places. The companies Parker and Yale are supposed to come out to give us estimates to repair the seawall. Mike T. has marked the seawalls with issues. We should have comparable quotes within the next week. Mike inquired about moving the drain on Dogwood to reclaim the beach. He is getting a quote from Parker to move the drain.

Sewer Project – John Yatros said the Township has voted for a new engineering study. The engineering study will take at least a year. The total cost of the sewer project is now approximately \$23MM. The current projection is for each home to pay \$12,000. Vacant lots will be assessed a lower percentage until the property is improved. The Township received \$3MM in grants for the project. The Township requested an advance to secure the property for the lagoon. So far they haven't been able to secure the property. There is a preliminary map on where the pipelines are going.

BBQ – The BBQ was well attended. We had about 115-120 people attend. There were several dishes brought to pass. We spent \$499.04. There were only about 8 kids.

Old Business –

2015 Trash/Yard Waste Pickup – New individual contracts should be mailed out shortly to individual residents.

Sale of vacant lot – The sale of the Hawthorne property is completed.

Beach cleanup and stair painting Sept 20th – We will need about \$400 to cover the cost of paint and brushes. We need to paint the planters at the top of the bluff. We would like a volunteer to be a "Captain" for each stairway. Gary recommended an annual cleanup day in the early Spring. Joe recommended having the landscaping crew cut down the bluff growth twice a year if it isn't already scheduled.

New Business –

Greg Daniels was concerned that the bylaws are too weak when asking for a board member to be removed for missing 3 consecutive meetings and would like to review this further.

Greg Daniels would like to have A-frames put out prior to each meeting and is willing to get quotes to do so. The board is in agreement with this.

Greg Daniels would like to be able to post the meeting minutes on the bluff in the shadow boxes prior to each meeting. The board is in agreement with this.

Mike Simeone would like the board to reconsider charging more for late dues when someone doesn't pay.

Meeting Closed – Michelle Sulecki motioned to close the meeting. Manny Mallia 2nded. The meeting closed at 12:03.