

Meeting called to order at 11:01. All board members present: Judy Freeborough, Boni Lillibridge, Manny Mallia, Fran Parker, Diane Rizzo, Joe Rotellini, Dean Shrewsbury, Mike Troisie, Mike Watson

Secretary's Report: Dave Falzon asked that minutes from 6-27-20 be amended to include his question about Area 1 concerning what the board's plans were for improving that area and the board's response that it was still being looked into. The minutes were approved and accepted with that amendment.

Treasurer's Report: the majority of dues have been paid off. We have a total of 160,000 in our accounts. 21 members owe a lot of money. The report was approved and accepted.

Elections: Fran asked if there were any members present who would like to run for the board. There were none. The elections will take place at the clubhouse on July 25th at 11AM to 2PM. Absentee ballots will be ready on July 17th and available at the houses of Boni, Fran and Judy, or by email from Fran. Further instructions will be on the ballots. She explained that there will be a special voting process this year because of Covid 19 restrictions.

Bylaws: Fran explained suggested revisions of several bylaws the board has been working on. These will be voted on by the membership at the election. They include the following:

- 1) One vote per LLC or name on deed or trust. One vote per member, no matter how many separate pieces of property.
- 2) Dues based on tax ID.
- 3) Dues of an equal amount for each separate piece of property.
- 4) Check-signing change to one required signer for customary and budgeted bills and expenses.
- 5) One annual meeting would be mandated but we would still continue to have others.
- 6) Allowance for virtual meetings through technology.
- 7) Do away with the dues refund to board members when their terms end.

There was a discussion of rental properties and Fran mentioned a suggestion from a GLS member, that while it's not feasible to create a bylaw to regulate the behaviors of renters, we may want to ask that the property owners meet at the beginning of the rental season with board members to go over expectations, rules and concerns. Members brought up their concerns about the large numbers of cars on the rental properties. It was suggested that if there are cars blocking the street, members call the sheriff.

A member asked about language on the check-signing bylaw. This was discussed and it was decided that the words "budgeted and approved" would be the most appropriate to use for expenses requiring only one signer.

Bob Merceica asked when the bluff growth would be trimmed. He said there's a tree that is 20 feet high and asked if that could be topped. He stated that it would be topped one way or another. Manny Mallia stated that it is not Bob's property. Dave Falzon stated that it's a proven fact that trees protect the bluff. Toni Cuniff stated that we need to preserve the bluff and that there are a lot of plants we can place on the bluff to help it. Fran Parker said we should look into this because it can stabilize the bluff. Joe Rotellini said next year would be a good time to plant after we put down gravel, cement and dirt. John Cervone asked about the unevenness of the seawall and if we thought of doing anything about it. Joe answered that we have discussed it, but that right now, the cave-ins are our priority. Mike Watson said it's on our list.

A member asked about stairs by Mill Creek. Manny Mallia is looking into fixing two of them. Mike Watson said he plans to put up a caution sign where there once was one in the Mill Creek area.

Meeting adjourned at 12:00

