



Minutes of the Meeting of the Board of Directors June 3, 2019

Call to Order

Proper notice having been given to the Board members, the meeting, held by conference call, was called to order at 5:02 PM. In attendance were Jeff Alpert, Lynn Barnard, Lou Anne Brown, Rex Cowdry, Fred Craig, Brian Johnson, Alan Reyner, and Shawn Smith.

Approval of the May 6, 2019 Minutes

The minutes of the May 6 meeting were **APPROVED WITH CHANGES** in the wording describing gratuities paid to hourly wage workers.

Finance Update

A lien has been placed on the one property, currently held by an estate, that has not paid its 2019 assessments.

A refund was received following the Workers' Comp insurance annual review. The rebuilding of the beach access cost \$2779. All insurance policies are now fully paid for the coming 12 months. A decision about binding comprehensive and collision coverage for a new tractor will be deferred pending a quote; liability insurance will be in place when the tractor is purchased.

Nominating Committee Update

A request for nominees has been sent to property owners. The goal is to have a slate of candidates approved by June 30th so notice can be sent to property owners 60 days in advance of the annual meeting on August 30.

Association Comments on Section 28 of the Village Ordinances: Streets and Vehicles

The Board unanimously **APPROVED** the proposed comments regarding the draft revisions of Section 28 of the Village's ordinances. (See attachment to these minutes.)

The comments will be sent to Councilor Adcock and Chris McCall.

Architectural Review Committee Update

Shawn Smith reported the approval of the York architectural plans and reviewed her discussion with the ARC chair, Melanie Robbins, regarding the issues raised in the Board's May meeting. Shawn also reported that Melanie had appointed Lynn Barnard as a member of the ARC to fill the vacancy. The Board emphasized that new committee members cannot be appointed by committee chairs; they must be appointed by vote of the Board of Directors.

The Board unanimously **APPROVED** the appointment of Lynn Barnard to the Architectural Review Committee.

Questions were raised about whether ARC review is needed for any of the construction work at the former Racquet and Swim Club, and whether the significant change in roofing material at 25 East Beach Drive was reviewed by the ARC as required. Lynn Barnard agreed to look into these questions for the Board and the ARC.

Tractor Replacement

Alan Reyner and Jeff Alpert discussed the need for a new tractor, the functions it could perform, and the three bids provided shortly before the Board meeting. Members discussed a number of issues regarding equipment options.

The Board unanimously **APPROVED** the purchase of a tractor for a total price not to exceed \$30,000, and authorized a committee consisting of Jeff Alpert, Fred Craig, Alan Reyner, and Cooper Young to decide on the specific equipment and source among those presented. The Board also **APPROVED** the modification of the Reserve Funds Budget to fund the purchase from the General Reserve Fund. The Committee will assure that appropriate liability coverage is in place.

The Board deferred a decision on the purchase of an off-set mower and on binding collision and comprehensive coverage for the tractor. Options for disposing of the old tractor were discussed.

Health Insurance Coverage for Property Manager

Jeff Alpert reviewed his discussion with David Ward. David would prefer a wage increase to a tax-free QSEHRA that would help pay insurance premiums and out-of-pocket costs. This will be included in the proposed 2020 budget. The Board asked that the Association's offer of a QSEHRA and his choice of a wage increase instead be formally documented in a letter sent to David when a budget including a wage increase is approved.

Adjournment

The meeting was adjourned at 6:03 PM.