

**HSIA BOARD MEETING
THE KEY SCHOOL
October 29, 2009**

BOARD MEMBERS PRESENT: Bill Shuman, Noel Gasparin, Bruce Walker, Mark Jones, Ray Sullivan, Kevin Green, Bill Anderson, Kate Penn

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Phil Jones, Jeri Singleton, Chris Elkington, Linda Elkington

Bill Shuman called the meeting to order at 7:10 pm

Minutes from the September Board Meeting were accepted as amended.

TREASURER'S REPORT: Bruce Walker reported as follows.

General Fund:

1. Up to 585 paid memberships
2. Key School needs to make its 6house x \$120.09 = \$720.54 donation.
3. Property tax on rental house was \$1376 less than budget.
4. Income taxes were \$480 over budget.

Piers&Harbors:

1. Revenues and Expenses running ok to budget
2. Still have the 9 unfilled slips since May plus 1 new vacancy for total 10 unfilled slips; and slip S6 still not paid for since April

Special Tax Fund:

1. Passed our Audit with flying colors.
2. Expenses running ok to budget.

PRESIDENT'S REPORT: Nothing to report.

ADMINISTRATIVE: Come And Get It Day is scheduled for Saturday, February 27, 2010 at The Key School Science and Library Center, rooms 101 & 102.

PROPERTY: Nothing to report.

SECURITY: Nothing to report.

BEACH: Kate Penn gave an update on the completion of the parking lot. Further tweaking of the rain garden was done for better stormwater management. Standing water exists in the rain garden. The level will be raised; the goal is to not have a swamp. Will purchase trees ourselves and Grass Roots will plant. **Kate Pen motioned the board approve up to \$1000 worth of plant material for installation of rain garden at beach. Ray Sullivan seconded the motion. Vote taken – unanimously approved.** Kate reported on a barge sitting in the water just off our beach. Trying to locate information on the barge. DNR not returning her call.

PIERS & HARBOR: Mark Jones reported on a boat sunk at the marina. Mark was able to locate the owner of the vessel – the boat was for sale on Craig's list. The owner of the boat is

not a slip renter. The owner said he got the slip renter's permission to dock his vessel in the slip. It was actually the neighboring slip holder that gave permission. We incurred no real expense but have reinforced the marina rules. No vacant slips have been offered to residents. Nine slips are still available. There was an electrical issue at the marina; some receptacles were out. Mark is getting a quote from the gate vendor for battery backup. Mark thanked Kevin Green for the grasses. Every bulb has been replaced and Mark will purchase biodegradable antifreeze for the pumpout.

STORMWATER: Ray Sullivan attended the Watershed Steward's Academy. Rain garden at Phipps and Great Lake Drives scheduled to start in November.

DEFINITION OF A 2 ½ STORY HOUSE: Bill Shuman discussed the changes to the "HSIA Standards for Determining the Height of Buildings and Issuing of Permits (attached). Discussion with the board and some corrections made. **Bill Shuman motioned the board approve these changes as presented with corrections. Bill Anderson seconded the motion. Discussion followed. Vote taken – 7 approved, 1 abstained, motion approved.** Bill Shuman discussed the current house request at 545 Beach Drive. Bill Anderson will tell the resident that the height of plans is allowed.

2011 BUDGET: Bruce Walker presented the proposed FY2011 Budget (attached). Discussion followed about future beach projects. **Bruce Walker motioned the Board approve for presentation at the general meeting the General Fund and Piers & Harbor budgets and the Special Tax budget at \$159 per lot with an option of \$182 per lot. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**

BEACH STRIP LAWSUIT: Bill Shuman mentioned that we received a letter from Will Simmons that the East Bay View lot owners rejected our counter-offer and are threatening to sue. Bill Shuman motioned the following:

In response to the letter from Mr. Simmons dated 10/20/2009 that rejects our counter-offer and threatens to file suit if we don't accept the original offer within 30 days, the board approves the following:

- 1. In the December and January *Sea Breeze*, we will explain the options to the membership. Any board member may write an article explaining their preferred option.**
- 2. We will schedule a town hall style meeting to be held in December where the membership will be able to ask questions of the board and our attorneys.**
- 3. We will take a poll (vote) at the January General meeting at which time the membership will decide if they want to accept the offer or fight the lawsuit. The January *Sea Breeze* will include a ballot that can be sent in by mail. This vote will operate the same as the HSIA elections.**
- 4. For the purpose of this poll (vote), "membership" shall refer to property owners. Each property will have one vote. Membership in HSIA will not be required. The 9 properties that have threatened to file suit will not be permitted to vote, due to the obvious financial conflict of interest.**
- 5. The HSIA board will formally decide on its response at the January 28th board meeting.**

POOL LEASE: Bill Shuman went over a pool lease response from the Hillsmere Pool Association dated 10/29/2009 in response to a working draft of the lease that was dated 10/16/2009. **Bill Shuman motioned the board approve the Pool Lease dated 10/29/09 as amended as the official stand of HSIA (attached). Mark Jones seconded the motion. Discussion followed. Vote taken – unanimously approved.**

OLD BUSINESS: Bill Anderson mentioned the car accident in July that caused destruction of property at the beach. A copy of the police report will be forwarded to Jean Somers and she will call the insurance company to make a claim.

NEW BUSINESS: None.

There being no further business, the meeting adjourned at 9:45 pm.

Respectfully submitted,

Jean Somers
Administrator