

**Greenbank Beach and Boat Club/Homeowners Association (GBBC/HOA)**  
**Minutes of the Monthly Meeting**  
**Saturday, August 20, 2022**

Cris Sanguino called the monthly meeting of the GBBC/HOA to order at 9:16 AM. The meeting was held via Zoom.

Attending were Eddie Accame, Diana Butler, Bob Monroig, Judi Moore, Cris Sanguino, and Phil Sikes. Kristen Lind's absence was excused.

Approval of Agenda

The agenda was approved as presented.

Approval of Minutes

Bob Monroig moved to approve the minutes of the July 16, 2022 meeting. The motion was seconded and passed unanimously.

CONSIDERATION OF OPEN BUSINESS

Treasurer's Report—Cris

- Cris presented the financials for July. She will email the documents to the board.
- Bob moved to approve the report and pay the bills. The motion was seconded and passed unanimously.

Beach Report—Judi

- Judi thanked all the volunteers who keep the beach and the community in good shape, including the Hopkins who are handling the dog poop containers until the first of November.
- Judi noted that the weekly cleaning of the Porta Pot has been switched from Monday to Wednesday.
- Judi will continue to call the volunteer for the week to remind them of their duty, make sure they have trash bags, and answer any questions.
- Bob and Eddie have volunteered to serve as backups.
- Beach rules state that kayaks, paddle boards, and boats stored on the beach during the summer must be labeled with the owners' names, and that they must be removed from the beach in late fall before the storms begin.
- Cris asked that board members review the beach rules to see if anything needs updating and that this be added to a future agenda.

Greenbank Beach Surface Water Management—Bob

- Sally King gave Bob a list of emails for stakeholders in the surface water management project. He is in the process of updating the list.
- Bob plans to reach out to Conservation District's new director to see if they can meet us down at the beach to discuss a preliminary design for dredging on the harbor side of our dike, and then moving the tide gate to where the boat racks are now.

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- Bob hopes the new director will approve the use of the report of elevations done by Tom Slocumb so that a new one will not be needed.

Resolution on Short Term Rentals—Judi

- The board discussed issues around short term rentals as Cris is finalizing a letter to the community designed to educate about short term rentals, present the options, and ask members' preferences.
- Board members are requested to submit proposed edits to the letter. It will be sent out for final review by this board, and then presented to the joint board prior to sending it out to the community.
- Judi acknowledged the time and effort this issue takes from the president.
- She asked that the letter include the references for the relevant court cases relevant.

**CONSIDERATION OF NEW BUSINESS**

Board Mailing Not Received

- Several residents did not receive the latest mailing. The cause is unclear. Judi asked that when we send letters out we be very cautious that all owners get them.

President's End of Term Timeline

- Cris will be taking November off. She will make sure that all the bills are paid before she goes.
- She will fulfill her term as president which runs until the annual meeting in February 2023.
- Judi asked that the need for a treasurer and volunteers be featured on the website. Eddie agreed to do this.
- The need for volunteers can also be added to the water bills sent by King Water.
- If a treasure can't be found, the board will have to consider hiring a professional treasurer as other HOAs on the island have had to do.

Beach Key Procedure and Inventory—Cris

- Judi has inventoried the beach keys and purchased a back-up lock.
- A former owner has paid for the key she lost but the check is still being processed. When the receipt of money is finalized, the new key can be ordered. It should be ready for the new owners within a week.

Multiple Complaints re Loose/Barking Dogs

- Cris has spoken with an owner of barking dogs multiple times. The dogs have also menaced community members. She followed up each visit with a registered letter to ensure the owner is aware of his responsibilities and liabilities.
- Anyone who has trouble should call the police immediately.

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- Community members are good about picking up their dogs' poop, but lately there has been a dog running loose and pooping on people's lawns. Owners will be reminded via a notice on the website that this is not acceptable since the dog's owner is unknown.

Vote on ARC Recommendation Block 1, Lot 20, Nettle Rd - Cris

- Cris moved to approve the ARC recommendation for Block 1, Lot 20 on Nettle Road contingent on the owners' fees being paid in full. Bob seconded the motion. It was unanimously approved.
- Cris will send the approval letter out to the board.

Member Comments

We hope everyone comes to the annual picnic!

The meeting was adjourned at 10:12 AM.

The next board meeting will be September 17, 2022, following the joint meeting at 9:00 AM.

Minutes submitted by  
Diana Butler,  
Secretary of the Board

*Approved September 17, 2022*