

**Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)**  
**Minutes of the Monthly Joint GBBC/HOA & HHWC Boards Meeting**  
**Saturday, August 20, 2022**

The regular monthly joint meeting of the Holmes Harbor Water Company Board and the Greenbank Beach and Boat Club/HOA Board was held August 20, 2022 via Zoom. The meeting was called to order at 9:02 by Cris Sanguino, president of the GBBC/HOA.

Attending:

Holmes Harbor Water Company Board: Sharon Dunn, David Paull, Cyndy King, Nancy Sharp, and Lydia Sikes. Rick Waclawik's absence was excused.

Greenbank Beach and Boat Club/HOA Board: Eddie Acame, Diana Butler, Bob Monroig, Judi Moore, Cris Sanguino, and Phil Sikes. Kristin Lind's absence was excused

No Holmes Harbor non-board member residents were in attendance.

**Review of Agenda**

- The proposed agenda for the August 20, 2022 joint board meeting was reviewed and accepted as presented.

**Approval of Joint Meeting Minutes:**

- Nancy Sharp moved to approve the minutes of the July 16 regular joint meeting. The motion was seconded and approved unanimously.

**CONSIDERATION OF OPEN ISSUES**

Website—Eddie Acame

- I-Host will continue to run the old website until the end of October. There is a banner on the site directing people to the new website.

Landscape Report—Kristin Lind

- Cris gave the report which Kristin had submitted. There is a property on Nettle which is overrun with tansy. Cris has contacted the owners twice but they have not returned the call. Cris has filled out a report form for the owner and is also sending him a letter because this is a bad infestation. She will give the letter to the HOA for approval before sending it out.
- Nancy suggested that the HOA send out a letter with the water bill at the beginning of next spring informing members of their obligation to remove noxious weeds promptly all season long.
- The Etzells have the beach area looking good for the annual picnic.

ARC Report—Cyndy King

- Approval of building plans for the Renshaws' property, Lot 1, Block 20 on Nettle, is ready so they can begin preparing the property for building. The ARC letter sent to the boards has been amended to note that the Renshaws are behind on payment of some fees to GBBC/HOA. HHWC will ascertain that all fees are paid before issuing the Right to Connect.

Update on Past Due Fees, Liens, Tax Sales—Nancy and Cris

- Cris reported that the lien on the property at Block 10 Lot 2 has been removed.
- Judi suggested a noxious weed letter be sent to owners of that property as well because they have noxious weeds.

**CONSIDERATION OF NEW BUSINESS**

Criminal Activity—Cris

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- Cris reported that the neighborhood is being affected by criminal activity. One household had the police come the other day to return their license plate which was stolen by someone in a nearby neighborhood. Gas tanks are also being siphoned from boats, cars, and gas containers within view. At least six households have experienced this. Cris hears cars idling in the neighborhood early in the morning.
- Anything that is seen should be reported immediately to the police.

Barking and Vicious Dogs—Cris

- The owner of vicious dogs has been called twice, and has received a registered letter.
- Anyone who is menaced by dogs should call police immediately.
- There are also dogs that bark at night for long periods. People who are disturbed by this are encouraged to talk to their neighbors. If it becomes a nuisance, the HOA will address it.

The joint meeting was adjourned at 9:15 A.M

Minutes submitted by  
Diana Butler, Secretary, GBBC/HOA

*Approved September 17, 2022*