

Greenbank Beach and Boat Club/Homeowners Association (GBBC/HOA)
Minutes of the Monthly Meeting
Saturday, July 16, 2022

Cris Sanguino called the monthly meeting of the GBBC/HOA to order at 9:58 AM. The meeting was held via Zoom.

Attending were Eddie Accame, Diana Butler, Kristen Lind, Bob Monroig, Judi Moore, Cris Sanguino, and Phil Sikes. Community members Will and Ali Thompson also attended.

The agenda was approved as presented. Kristin Lind moved to approve the minutes of the June 18, 2022 meeting. The motion was seconded and passed by all voting. Judi Moore abstained due to not having reviewed the minutes.

CONSIDERATION OF OPEN ISSUES

- Treasurer’s Report—Cris
 - Cris did not have time to compile the Treasurer’s Report for the meeting, but will get it out to board members via email for an approval vote in the coming week.
 - She asked for approval to pay the bills to Diamond Rental, Surety Pest Control, King Water, Mike Etzell for landscaping, and reimbursement to Cris for postage and garbage. Bob Monroig moved to approve paying the bills. The motion was seconded and approved unanimously.
- Beach Report—Judi
 - No report was given.
- Beach Duty Schedule--Judi
 - Judi reviewed the schedule for volunteer work on Mondays at the beach. She asked that any questions be directed to her rather than to Cris.
 - Cris will contact the person on duty that week if there are any changes to the PortaPot maintenance schedule that would affect times the beach gate needs to be unlocked and locked.
 - Judi will send a reminder on Sunday to the person on duty for Monday.
 - She highly recommends the person take the lock with them to prevent a member, finding the gate unlocked, locking it back up and preventing the PortaPot maintenance from being done. If the Monday person wants to hang a sign to that effect on the gate, let Judi know and she will get the sign to you.
 - She explained the Monday duties:
 - At the beach, remove the lock and take it with you, leaving the gate closed but unlocked.
 - Remove the trash from the garbage can, and reline it with two bags.
 - Go to the Well House and remove the trash from the garbage can. Reline it with two bags.
 - The Hopkins are taking care of the dog poop, so the Monday person doesn’t handle that.

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- Then take all the refuse bags to Cris's via Delphinium and put it in her trailer, which is out back of her house.
- After a request for volunteers was put on the website, a community member volunteered.
- Kristin said it would be good to include these duties on the website so that people understand what they are volunteering for, and so that they know a bit of what the board is doing for the community.
- Cris noted that a big white truck was photographed launching their boat incorrectly, creating tire tracks and a big hole on the beach. Boat owners are responsible for knowing how to launch boats correctly. A launch like this can erode the beach under the ramp and destroy the ramp. She will attempt to further educate members around this.
- Judi thanked Cris for rescuing her family when they got into trouble with their boat.
- Greenbank Marsh Surface Water Management Project – Bob
 - Bob felt that this report was covered sufficiently in the Joint Meeting and the board agreed.
 - Tom Skillings, the engineer who has advised the Working Group on the beach, will be given the scope of the project and potential impacts so he can prepare an estimated bid for the board to review in consideration of hiring him.
- Resolution on Short-Term Rentals – Judi
 - Now that we have the attorney's letter, we need to move forward with one of the three options presented. The Thompsons have volunteered to help with this.
- Picnic August 20-Judi
 - Judi and Eddie will work on the picnic.
 - The picnic will start at 1:00 PM.

CONSIDERATION OF NEW BUSINESS

- Fireworks Concerns – Cris
 - Cris noted that this was dealt with during the Joint Meeting and didn't need further attention.
- Beach Keys--Cris
 - The Rose property on Casino has been billed for the cost of a lost key.
 - Judi pointed out that new owners who can't obtain keys from the previous owner should call the title company and the previous owner. This usually resolves the problem.
 - A lot owner on Van Dee lost her beach key and requested to purchase another key for the crabbing season. Cris has authorized Judi to release a key (the last spare key) for two months. The fee has been paid by the lot owner.

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- Cris will notify board members via email before the next meeting how many new keys are needed and ask for approval.
- Member Comment
 - Phil thanked Cris and all the board for their hard work.
 - Cris said next month's meeting will be abbreviated to allow time to prepare for the picnic.

Cris adjourned the meeting at 10:30 AM.

The next GBBC/HOA board meeting will be Saturday, August 20, at 9:00 AM.

Submitted by

Diana Butler, Secretary

Approved at GBBC/HOA board meeting August 20, 2022