

GREENBANK BEACH AND BOAT CLUB/HOMEOWNERS ASSOCIATION

Meeting Minutes

Saturday, June 18, 2022

Cris Sanguino, president of the GBBC/HOA, called the meeting to order at 10:08 AM. The meeting was held on Zoom.

Attending were Eddie Accame, Kristin Lind, Bob Monroig, Judi Moore, Chris Sanguino, and Diana Butler. Phil Sikes' absence was excused. Judi Moore left the meeting at 10:14 AM. Community member Jenny Flath also attended.

Review of Agenda

The agenda was approved with the addition of the annual picnic under Member Comment.

Approval of Minutes

Approval of the minutes of the May 21, 2022 GBBC/HOA meeting was moved to an email vote to be completed by June 22, 2022 since members had not had time to consider them closely.

CONSIDERATION OF OPEN ISSUES

Treasurer's Report—Cris

- Cris said she wants to check how the financials year-to-date are doing against the budget. She and Bob agreed to meet to go over this.
- Cris then reviewed the financial report. She will check with People's Bank this week to find out why the fees for the Certificate of Deposit keep going up every month. She presented expenses for approval.
- Bob Monroig moved to approve the report and pay the bills. The motion was seconded and passed unanimously.

Beach Report—Judi

Cris gave the report since Judi had left the meeting. Cris reviewed the problems with securing the gate to the beach following the loss of the key by the Porta Pot company. Cris highly recommended use of a key as opposed to non-key methods.

Beach Duty Schedule—Judi

This item was covered in the Joint Meeting.

Tide Gate Update/Greenbank Marsh Working Group—Bob

This item was covered in the Joint Meeting.

Resolution on Short-Term Rentals - Judi

This item was covered in the joint meeting.

CONSIDERATION OF NEW BUSINESS

Member Comments

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Annual Picnic-Cris

- The Annual Picnic is set for August 20 at 1:00 PM.
- The picnic will be a potluck with grilled hot dogs for everyone.
- The board approved \$200 for food and expenses related to the picnic.
- Cris said she will send out an email to people with tables, tents, etc. requesting their help.
- Judi had requested that she be informed of decisions made about the picnic since she had to leave the meeting early. Cris will ask Judi if she can help with this event.
- The Board is looking forward to getting the community together again especially since we have new neighbors, and covid prevented this annual get-together since 2019.

Beach Key From Former Owner--Cris

- A former owner has not returned their beach key. This should have been disclosed to the buyer during the sale as property of the HOA which is still in the seller's possession.
- Cris will send the former owner an invoice for \$600 (which is the cost of a lost key) by certified mail and regular mail.
- She has asked Judi to write up the steps for dealing securely with beach keys so this is in the GBBC/HOA records for the future.
- The board needs to think about how we handle returning keys from people who are selling; Cris will add this to the July agenda.

Hot Clams on the Beach--Cris

Cris reported that the Department of Fish and Wildlife has recently said that it is not good practice to use clams harvested during a red tide as crab bait. She and others have checked this advice with other biologists who confirm this advice. There are only two kinds of clams affected: varnish and butter clams.

Community Newsletter—Kristin

Kristin will have a draft of a community newsletter available within a week. It will be one page and included with the next billing statement mailed to community members. Cris will check with King Water to find out the mailing date.

July Agenda--Cris

Cris requested members send her agenda items for July since Cyndy will be away and she will be preparing the agenda. Please cc Cyndy on any agenda items.

Adjourn Meeting

Cris adjourned the meeting at 10:25 AM.

The next meeting will be July 16, 2022 following the joint meeting.

Minutes submitted by Diana Butler, Secretary