

Greenbank Beach and Boat Club/Homeowners Association (GBBC/HOA)

Minutes of the Monthly Meeting

Saturday, April 15, 2023

Diana Butler, president, called the meeting to order at 9:51 A.M. The meeting was held via Zoom.

Attending were: Eddie Accame, Shannon Pitton, Diana Butler, Bob Monroig, Kristin Lind, Michael Cuddy, Phillip Sikes, and Mike Hopkins

REVIEW OF AGENDA

The agenda was approved as presented.

APPROVAL OF MINUTES

- Bob moved to approve the minutes of the GBBC/HOA meeting on February 11, held following the Annual Meeting. The motion was seconded and approved unanimously.
- Bob moved to approve the minutes of the called meeting on February 11 following the adjournment of the regular meeting. The motion was seconded and approved unanimously.
- Bob moved to approve the minutes of the March 18 meeting. The motion was seconded and passed with four abstentions.

CONSIDERATION OF OPEN ISSUES

Treasurer's Report – Bob

Bob presented the proposed financial reports for GBBC and HOA, previously emailed to board members.

Discussion centered around the following items which will need consideration and possible future action:

- Our accountant fees are set to about double next year. Do we need to continue with this accountant as the easily available online tax forms should be easy to do?
- H&R Block could be substantially cheaper, will check with some of the local offices this year.
- Bob looking to investigate cost savings, but not ready to make a decision
- When is the best practice for an audit to be done? Is one needed or suggested in the near future?

Eddie moved to approve the financial report as presented by Bob. The motion carried unanimously.

Kristen made a motion to pay the landscaping and King's bookkeeping bills as presented by Bob. The motion was seconded, and carried unanimously.

Further discussion followed

- Getting the financial report to the board in a written format, Bob will bring to the next meeting as a spreadsheet, but not the full report as that has personal information.
- Kristin is hoping that the project and personal items are finalized by the beginning of the summer and would be willing to take up the Treasurer reigns in July/Aug

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Beach Report – Bob

- Larry, Chris and Bob reopened the top of the boat ramp with the end of the king tides.
- The fire department is hoping for their new boat in May/June and will be accessing our boat ramp to train and respond to incidents.
- Port-A-Potty
 - Mike Hopkins will do the research on costs for a permanent one and costs associated, including palatizing it for winter removal.
 - Need to rent for the upcoming summer, check with Chris, Mike Hopkins will check with her and find the schedule
- There are new residents due beach keys which is being worked on.
- All fees are up to date.

Consideration of a dedicated email account

- After a fair amount of discussion around which entities have email accounts and how to separate community email accounts from personal email accounts a motion was made by Eddie to create a GBBC/HOA specific email account by Eddie, and seconded by Kristin
 - Further discussion around the possibility of using the HH account as the GBBC/HOA account produced an amendment the motion to investigate if it is possible to use the HH email address as the GBBC/HOA acct. This amendment was seconded by Phillip
 - Motion carries

Map your neighborhood – Phillip

- Do to very little movement on this important topic it was decided that an article in the newsletter could drum up enthusiasm for this
- Between now and May solicit topics including this one, Request to contact Phillip for block captains, where to get radios
- It was decided to send out an email to request for involvement along with the newsletter

Spring neighborhood yard sale - Bob

- Discussion around the possibility of a fall event
- Put it on the agenda for next month meeting and probe for interest at the annual picnic

Sign Boards

- Discussion of the sign boards, but nothing new from joint meeting

NEW BUSINESS

File Storage, preliminary discussion – Kristin

- Discussion of the files in a storage unit and the need for easier access to what we have
- Can we begin to look at what is in the storage unit
- Eddie will look into that cloud storage.
- Don't have a current retention schedule, there is a need to research what our retention schedule needs to look like, not just for GBBC, but also the join units
- Cyndy and David have been to the units, asking them for information is a good first start
- WSSOS has tutorials that we could look into
- Annual schedule of thing to do needs to be on the list of items for this group

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Choosing Dates for Annual Picnic

- A survey of the members of both boards for dates should be done for the community picnic.

MEMBER COMMENT

It was discussed that member comment is for non-Board members attending the meeting who have comments to add, and that Board members should send their agenda items ahead of time for inclusion in the full agenda

There being no further business, the meeting adjourned at 10:58 A.M.

The next regularly scheduled board meeting will be Saturday, May 20, 2023 following the Joint Board meeting.

Submitted by Shannon Pitton, Secretary