

12/11/06 BOARD OF DIRECTORS MEETING

PRESENT: Sally Greymont, Joe Apicella, Bob Barker, Eleanor Bouvier, Carole Dembkowski, Rich & Christine Serani, Maureen Touhey, Debbie Greve, Tom Greve, Pete Langan, Tim Greve, Arlene Schubert via cell phone

The minutes of the November meeting were reviewed and accepted.

TREASURERS REPORT: Carole Dembkowski reported that nothing much is happening this month. All bills are paid to date. We have \$14,362 in our checking acct, \$12,000 in our savings acct, \$14,000 in fund savings, \$8,000 in our CD and \$16,000 in our investment account.

ZBA accounting - Carole has bills totaling \$10,115, SSA collected \$3,258 in donations and authorized \$5,000 for the appeal, and outstanding amount of \$1,860 is still due. The Sullivans at the start of this appeal paid the attorneys but then realized that financially it would be a burden so they asked the assoc to help. Joe will put an article in the Scan soliciting more contributions for the appeal.

Roster - Jim Callanan printed the roster. There are a couple errors in the roster which Bob Barker will talk to Jim about as the mistake was in the layout. It costs \$907 to print the roster and \$384 for stamps to mail it. Jim probably isn't aware of the errors.

The Treasurers report was accepted.

MEMBERSHIP COMMITTEE: Debbie Greve reported that one of the objectives this year was to increase benefits to members that would encourage non-members to join. This we hope will be done through Advantage Partners program. The following are Advantage Partners: Avon, Beechwood Mortgage, Cape Cod Boaters Co-op, Havey Photographers Studio, Mahoney's Garden Center, Pizza 1 & Subs 2, Rocky's Gym & Fitness, and The UPS Store. Some of the Advantage Partners also have taken out ads in the Scan and on the Web site.

SCHOLARSHIP: No report.

ROW: No report - Bob Barker reported a birch tree was cut down on a ROW next to Dave Smiths house. Deb Greve asked about personal messages put up on bulletin board at entrance. She will call him about putting an ad in the Scan. Joe will contact post office about postal truck driving on new grass. Tim Greve asked about a permanent commercial sign that has been put in front of a house on Seacoast Shores, he will call the town about it.

At 7:30 and 7:42 Joe tried to contact Tom Rodger so he could monitor the meeting via cell phone.

WEB SITE: Rich Fox can no longer be in charge of the web site. Tom Greve would like to be the new Web Master. Tom told the board the plans he has for the web site and although he is 12 years old he can do the job. He would like to have separate web pages for each committee so they can update to the pages themselves. Bob Barker suggested keeping Dick Sette informed and Tom said he definitely would. There was a motion from the floor to accept Tom Greve as the new Web Master pending Dick Sette's knowledge. It was seconded and approved.

PROPERTY PLANNING COMMITTEE: Pete Langan, Bob Barker and Tim Greve gave the following report. The committee would like to change the focus of the committee from renovation to a completely new building. They have met with the town and a local engineer and are going with the recommendation regarding set backs, etc. The bldg is in a flood zone so if we were to put on a second floor the first floor would not be usable. Bathrooms, kitchen and furnace would have to be relocated to the second floor, the first floor would have to have break out walls so there would be a way for the water to come in and go out or waterproof the bldg which would mean removing the windows. The foundation would need upgrading. The foot print of the existing bldg would have to be used, meaning no deck could be built beyond the foundation. The lights could stay in the ceiling and the electrical outlets would have to be raised up higher on the walls. The committee feels the best option is to develop the whole site, locate the bldg in the area that is above flood plain and any pool or tennis court, etc. could be in the flood plain although a special permit would be required regarding the 'front yard' permitting by the Planning Board and the ZBA.

Mike Borcelli has been given the go ahead to come up with an overall site plan. After the site plan is received the style and size of the bldg can be discussed and then situate the amenities on the site. It is important that members remember their benefits will not change at all no matter what is done with the property and the equity in members property will increase. Joe reminded the board that we want to be as transparent as possible with this process. There was a motion presented for the board to 'vote to go along with what was voted on at the July meeting and approve the money to be spent on getting a preliminary plan from an architect'. The motion was seconded, voted on and approved.

Submitted by Sally Greymont