

October 9, 2006 – Board of Directors Meeting

PRESENT: Bob Barker, Frank Gorgone, Rose Sullivan, Eleanor Bouvier, Debbie Greve, Tim Greve, Maureen Touhey, John Carroll, Rosemary Carroll, Rich Fox, Jim Callanan, Tom Rodger, Christine Serani, and Richard Serani

The minutes of the September Meeting had been reviewed on the web page and were accepted.

The Treasurer's Report: was presented in paper form as reported by Carole Dembrowski and passed out by Debbie Greve. The details included balance sheet as of this date, the profit and loss from Jan. to present, the bank transactions for Sept. to present and details for all the special funds.

Committee Reports

Beach: Tom Rodger reported that Joe Apicella's letter to the Harbormaster requesting the buoys for "no wake" zones has been passed along to the Coast Guard. This is the 2nd step. Tom has consolidated the barrels on the beach and all looks good.

Crime Watch: Frank Gorgone reported that the September meeting was well attended. The topic of the Level III sex offender living in Sea Coast Shores was discussed. Communication among the neighborhood is the best approach. The police details are now just being requested for Saturdays. All details are not being filled unfortunately. There will be no November Crime Watch meeting. The crime rate is now one of the lowest in town. It was suggested that a letter be sent to the Chief of Police thanking him for the police support and especially recognizing Sgt. Reed's support. Maureen Touhey will write this.

.ZBA Appeal: Roe Sullivan reported that the house in question has been sold as a single family. However there is a ZBA meeting on 10/11/06 which will address the Court's decision to send back the case to the ZBA. Rose urges all to attend this meeting.

SCAN: Rosemary and John Carroll have completed the latest copy and have given the disk copy to Tom Noonan to be printed. A discussion about the possibility of emailing the SCAN to members was held. The new membership form will address this request.

Roster: There are several questions regarding the best manner to handle next printing and who is in charge of this project. Jim Callanan has volunteered to assist in this project. Bob Barker mentioned that Carole Dembrowski has the most current data. Bob will follow up with Carole in order to obtain this data via a download.

Clubhouse Maintenance: Tim Greve is ready to scrap and paint the outside of the clubhouse. Tim passed around color samples and the sand/beige was agreed upon since this is close to the existing color. Tim is asking for volunteers to help paint the clubhouse on Saturday, October 14th.

Website: Rich Fox reported that there is little flexibility with the website as it exists as the provider has some restrictions in place. The provider is helpful and he does maintain the prompt renewal of the domain's name. Rich has run out of pages due to the limits on pages. A committee has been formed to investigate the web site's future and they will report to the Board in November. This committee consists of Rich Fox, Dick Sette and Tom Greve. The current SCAN will appear on web site as the Carrolls are e-mailing it to Rich.

Landscaping: Dick Sette sent a report. There are now 3 new "Don't be a Litter Bug" signs on the Blvd. The front continues to be watered, was fertilized and trash continues to be picked up. The curbing at the end of the Blvd. has been restored by the DPW. Harry Rabidou repaired the grass strips between the entrance and Pembroke with loam and seed after removing plenty of sand. Thanks to lots of rain the grass is doing well. And thanks to Pam for her help as well.

Clubhouse Rentals: Bob Barker has offered the clubhouse to Kenyon's for their holiday party since they have been so supportive the past years. The Newcomers' Club has rented the clubhouse for a date in June.

Property Planning: Tim Greve on behalf of the committee presented a sheet detailing the pros and cons of renovating the existing building and the pros and cons of building a new clubhouse.

- 1.) In the renovation scenario the building could be 35 feet tall, that is, 2 _ stories with a widow's walk. The cost could possibly be lower. However the existing 1st floor, due to flood insurance restrictions, could not be renovated and all HVAC equipment would need to be on the second floor. The first floor would be used mostly for storage. Any decking on the second floor could not be closer to water than the existing closest point. The reason is that any additional structures would be considered to be in the "front yard", e.g. pool, tennis courts, etc. and variances would be necessary.
- 2.) In the new building scenario cost appears to be the only adverse aspect. The new building could be 25 feet from the property line and therefore closer to the street to minimize the "front yard". The accessory structures would then be in the backyard and would not need variances. The deed states that this property is to be used only for recreational purposes so a manager's apartment may be questioned. Tim will take pictures of view from near the road. The committee voted to not go above \$750,000 with either plan. Tim and Pete plan to meet with the Building Inspector to get his input.

Membership: Debbie Greve and Maureen Touhey delivered 9 baskets to new homeowners. Debbie Greve has continued to do analysis on membership renewals. Debbie reported that there were 60 2005 members who did not become 2006 members. Some may have moved but Debbie will communicate with these residents for the 2007 signup with a special note. Debbie will also have a reminder sign for renewals at the end of the Blvd.

Debbie hopes to expand the present Mahoney discount program with more merchant participation. This Membership Advantage Program would benefit members as well as encourage memberships. At the same time merchants, Advantage Partners would be promised exclusivity in their field and the potential of 400 customers.

Debbie and Tim continue to develop the Member-to-Member Call Program. The goal is to establish a volunteer base to be contact seniors or neighbors in need after storms or power outages to see if help is needed.

New Business: Eleanor Bouvier noted that the fire hydrants are in need of painting.

The meeting was adjourned at 8:33 PM

Submitted by Maureen Touhey, Assistant Secretary