

Minutes from the Meeting
Of the
North Shore Board of Governors
March 6, 2018

The President's dinner and the regular monthly meeting of the North Shore Board of Governors was held on March 6, 2018 at the home of Carolyn Wisthoff on behalf of Ben Wisthoff. The meeting was called to order at 7:02 pm. In attendance at the meeting were Lisa Stamper, Ben Wisthoff, Marion Glasby, Laurie Gardner, Doug O'Connell, Melinda Scalio, Jeanne Brush, and David Klatt. Newly elected Board members Sue Coburn and Rae Regula, were also in attendance. Celeste Slifer was not present.

The minutes of the January's meeting of the Board were approved as submitted, Lisa made a motion and Laurie seconded the motion, and the motion was approved.

Guests in attendance:

Betsy and Jim Gregory, John Stopowski, Shelly Snead, Bob Gardner, Mark Stamper, Moe Ebaugh, Carolyn and Wisthoff, Kelli Wisthoff, Wayne Bartholomew, Mr. Glasby, Rachel Klatt.

Ben announced his departure from the Board as President, thanked those whose term also ended, and welcomed new Board Members. Lisa explained that Board positions were made outside of the meeting and announced 2018 Board positions:

President:	Laurie Gardner
Vice President and Garden Club:	Lisa Stamper
Secretary:	Melinda Scalio/Caropreso
Treasurer:	Marion Glasby
Marina:	David Klatt
Beach & Park:	Rae Regula
Membership:	Sue Coburn
Roads & Zoning:	Celeste Slifer
Entertainment:	Run by Community
Barnacle:	Betsy Gregory
Welcome:	Rick Watts

The floor opened for guest speaker, Shelly Allocco, who is the President of Bayside Beach Community Association. Shelly explained she has been president of the association for 12 years and came to speak of their recently formed SCBD. Shelly explained Bayside Beach was a voluntary home owners association and their membership rate had fallen to 19%, which hindered the community's ability to repair community areas. Becoming a SCBD allowed the community to repair items such as the boat ramp, beach, and other community areas. She explained that the County was very helpful in assisting through the process, which included numerous meetings, posting signs, and advertising in local paper.

Shelly explained the process took 2 years, her community is based off each home assessment, the County provides the Community with 3 disbursement checks yearly, and community members are very pleased with the results. Shelly stated the most difficult process is the petition as each community member must vote and the petition must include the property owners correct spelling of name even if it is an LLC, Estate, etc. In addition, the community had to even supply death certificates. Shelly explained the community was able to reach about 54% approval of the SCBD.

Wayne asked if it is possible to only have the SCBD as a one-time request of funds, and Shelly explained her community has the SCBD setup requesting funds each year since her community ended the voluntary HOA dues. Shelly explained this past year, her community budgeted and requested \$21,000. The bank loans the community money and interest is applied to the loan to pay back the bank. Other charges is the County admin fee of \$450 which the community is required to pay every year if money is exchanged hands. Any money that is not used can be escrowed, but a statement of revenues must be sent to the County.

Shelly explained that out of the \$20,000 requested, the Board projected use of \$15,000 and an extra \$5,000 if extra expenses arose. Lisa reiterated that this community does not have an HOA and all of this money is used for maintenance for the community areas as well.

Shelly explained the least amount paid by a homeowner is about \$26 a year and the most is about \$340; this amount varies as there are small cottages within the community and large waterfront homes and each home is assessed based off the home's tax assessment.

Shelvy asked if a home is sold, could the new home owner not pay the SCBD; the answer is no, however the buyer of the home is notified of the SCBD before purchase.

Shelly explained that each year an annual meeting is held, the budget discussed and agreed upon by the membership present at the meeting, before submitting paperwork with the County in order to receive funds.

It was asked if there is a way to ask for a large chunk of money and then dismembering the SCBD, Shelly explained there is so much work put into forming the SCBD, it would not be worth getting rid of the SCBD after one year. Laurie stated that the money feels like a line of credit, since there is interest and admin fees involved. Lisa explained that there are a lot of questions that still need to be asked and a group of them are meeting with the County to obtain additional information. Lisa stated that more meeting will be held to discuss further findings. John stated that the boundaries of North Shore need to clarify of who is required to participate and who isn't; and it was explained that Ben and Rick have offered to be of assistance with the Grass Roots area of the project.

Shelly explained it took them almost two years to obtain all signatures required for the petition and the community is very happy with the results, that the community does not want to dismember the SCBD; Shelly indicated Bayside Beach has been able to put in a new Amish swing set, New pavilion, and even had a ribbon cutting. She stated the community is very motivated to continuing to improve the community. Shelly was thanked for her time and presenting additional information to our community.

The floor opened for the monthly meeting:

Treasurer's Report:

The Reserve Fund has a balance of \$28,509 and the Marina Fund has a balance of \$23,365. There were several expenses for January and February including Barnacle Ads, leaf removal, property insurance for the year, and BGE. It was noted that revenues included a prepaid due and collection of Barnacle Ads. Marion provided the Board a copy of her Report. Wayne stated that when he was on the Board, the insurance policy had two coverages, Marion confirmed this is still the case.

There was a question about whether to move surplus money collected for the Marina (slips and keys) to the Marina fund. A motion was made and approved that surplus money is to be deposited into the Marina fund.

Membership Report:

Sue stated that she has met with Jeanne a few times to discuss the position. They have been working on the membership letter and made a few changes to the letter. Sue explained her and Jeanne will be going over spreadsheets this weekend along with stuffing envelopes. Sue stated that they have already collected two membership letters.

Parks:

Rae has taken over this position; no new information was discussed about the park.

Beach:

Rae stated that she has spoken with Doug about the Beach along with forms and files. She is working on the Porta Potty to be delivered before Community Clean-Up Day.

Marina:

Dave reported not much is happening with the Marina except the letter received regarding an issue with grading needed to be address, which Shoreline is already taking care of. Dave explained that everything is still on track with repairs to the bulkhead to occur mid-summer. He stated after the repairs, he would investigate budgeting for thermal timers for the ice eaters to reduce energy costs over time.

Dave reported the lock has been rotated out, slip renewals can be located on the website, and keys are being issued.

Ben inquired about the \$14,000 loan from Shoreline in order to correct the remaining issue of the bulkhead. Laurie explained there is no need to fix this area and the surplus money the Marina has brought in should be used for other Marina concerns like the other side of the Marina or dredging. Laurie and Dave agreed to speak with Shoreline to obtain additional information regarding the loan, the opposite side of Marina bulkhead and dredging before making a motion to agree to the \$14,000 loan. It was mentioned how the Marina fund does not currently have this money.

Roads & Zoning:

Laurie reported (Celeste was not present) there are two requests from community members to have work done to their property; Glasbys and tree removal, and Bill Paul for tree removal. The Board approved these requests.

Entertainment:

Lisa is soliciting assistance with Entertainment. The new Board motioned that Entertainment will be run by the community and sub committees. Therefore, if there is no sub-committee, then the activity will not take place. The Board approved a motion to be in charge of Clean Up Day and Crab Feast. The Garden Club will oversee the Luau and Holiday Open House. Ben volunteered to chair Caroling & Santa visit while Jessica and Kelli are chairing Children's Halloween Spooktacular. The following events are being removed: Spring Fling and Friday Night Happy Hours at the Beach. The schedule of events will be posted and requesting chairs for the remaining events; if there is no chair, then no event and all chairs must have budgets approved by Lisa.

Jim Gregory suggested a community fishing event to occur over several months where participants would be required to catch a certain type of fish and submit pictures. A winner would be announced at the Crab Feast. More information is to come on this topic and all information, once agreed on the event, will be posted in the Barnacle.

Garden Club:

Lisa is still in charge of the Garden Club. No items were discussed at the meeting.

Barnacle:

Betsy stated she would need articles early this month due traveling.

Welcome:

There was no discussion of the Welcome Committee as Rick Watts was not present.

Old Business:

None.

New Business:

Betsy mentioned updating the directory and wanted to obtain member's cell phone and emails. She indicated that members would have the option to opt out. Melinda motioned to approved updating the directory and Lisa seconded, all approved.

Wayne brought up the meeting minutes being published into the Barnacle, it was again discussed that unapproved minutes can be found on the website and approved minutes will go in the Barnacle; however it was further agreed that minutes will always be posted on the website and a note in the Barnacle that minutes are available for print if requested.

The next Board meeting will be held at 7 pm on Tuesday April 3, 2018, at the home of Rae Regula located at 413 Park Creek Ct.