

**GREAT HARBORS RESIDENTS ASSOCIATION**  
**Board Meeting - May 17, 2008**

Present: Jeanne Manca, George Owens, Frank Conley, Joan King, Don Masse, Michael Janes, Ellen Leathers, Mary Doyle, Peg McGaffigan  
Absent: Alice Jamal, Pat Costello, Rich Conlon, Brendan Noonan, Mike Foley, Dave Roberts

The meeting was called to order by Vice President Don Masse

Minutes of the April 19, 2008 meeting were corrected & approved.

Treasurer's Report: Alice Jamal (Read by Joan King)

- Income from docks, user fees, annual assessments & capital assessments continues to be received. As of May 7, 337 (87%) have paid all assessments & only 14 of the paid properties have not paid their capital assessment obligation.
- May 7<sup>th</sup> reminder letters were sent out to the 33 property owners who currently owe annual & capital assessments. Letters will be sent out to any owner owing the capital assessment when I return.
- Total monies owned are \$32,265.00 representing 55 households.
- In April, \$50,000.00 of the collected Capital Assessment funds were transferred to a 1 year CD as approved by the BOD. This will earn significantly more interest.
- In anticipation of future audits, Don Masse should initial future maintenance time cards similar in practice to the Recreation area & employees.

Finance Committee: Rich Conlon No report

Maintenance Committee: Don Masse

- Don passed out Maintenance Schedule for the up coming procedures which need to be done before Opening Day.
- George Owens reported that each speed hump will cost \$1500.00. Anyone needing a speed hump should write or call George Owens.
- Signage on roads need to be addressed by the BOD. Signs are hard to read, some are rotting out & some need to be replaced or painted. Don to get in touch with Jim McCarthy.
- Question of using "little green men" was brought up. Should we continue using them? No decision made.
- Brush Day will be held Saturday. May 24<sup>th</sup> & still needs Volunteers. Bring heavy gloves to pull brush off trucks.
- Seeding of ball field will begin in the fall.
- Big Guy to bid on aerating the field.
- Bids were too extreme to go forward on ball field. Mary decided to put this on hold

for further evaluation.  
Report accepted.

Recreation Committee: Mary Doyle

- Jim Berrigan has accepted the position as Tennis Pro.
  - Netting expected in 2 weeks.
  - Notify Eagle Fence & Les Leathers will get an electrician in at the same time to fix light.
  - Summer calendar is in place.
  - Pool will open June 22<sup>nd</sup> for the 2008 season.
  - Motion to open June 22 - September 1 approved.
  - Among this summer's events a Dance for Tweens w/DJ was added as was a Thursday Afternoon Event in which various games such as Capture the Flag & Soccer will be held on the ball field with Matt Hamilton in charge.
  - There will be no ladies water aerobics this year.
  - Roxanne Lynch will not be participating in any activities this year.
  - Temporary fencing to restrict parking on ball field will be put up July 7<sup>th</sup> - Sept. 1<sup>st</sup>.
- Report Accepted.

Nominating Committee: Ellen Leathers

- Ellen announced there were still openings in this year's slate. The Clerk & Assist. Treasurer positions were still unfilled as are 2 at large & 3 on the Nominating Committee.
- Meeting next week & hope to have a slate ready then.
- Need to remind new members of their obligation to attend regular meetings as their absence affects the quorum.
- Needs a balanced BOD to help with everyone's needs.
- Have an orientation meeting with new BOD members to clarify their obligations.
- Michael Janes brought up the idea of allowing conference calls. This had been voted on an approved at an earlier meeting. BOD would allow conference calls for members during the meeting. They could participate but could not vote. Michael will look further into this matter.

Neighborhood Watch: Peg McGaffigan

- It has been relatively quiet.
- A pellet gun was shot from Old Starboard Way through a window. No one was hurt.
- Usual alarms going off.
- Tennis Court #3 continues to have trouble. Need to have some kind of lock to solve the problem. Needs more control there. Les to check with a locksmith.
- Mopeds need to be registered.
- Road Safety notice should be printed & distributed through the Toll House.
- A discussion was held on what to do with the newspapers thrown in driveways of empty homes. Many ideas were talked about but Peg said the best idea was to call & cancel the paper.

- New Police Chief, Chief Riello is putting together a neighborhood Watch headed by a police officer. 17 officers have volunteered to head up each neighborhood.
- Officers now being trained & the Chief also wants to reinstate “Night Out”.
- George Cabral is our Police Officer.
- Paid Patrols will go from May 31 - September 1<sup>st</sup> They are here 2 times a week & check the docks & ball field as well as other areas in Great Harbors. A short discussion followed on why we have to pay for police details.

Women’s Club: Joan King

- Our last meeting of the year was our annual luncheon held at The Nimrod restaurant on May 13, 2008. Seventeen women attended.

Men’s Club: Les leathers

- 9 people attended the last meeting.
- Next meeting will be May 28, 2008.
- Brush day will be held May 24<sup>th</sup> & a cookout will follow at 5 P.M. Call Betty Roberts for reservations. Pay at the door: \$8.00 per person.
- There will be a new bulletin board at the front entrance & a smaller one at the Club House.
- Planning a card teaching night.
- \$1300.00 in the Treasury now.

Old Business:

Proxy & Bylaws. Peg McGaffigan, Dave Roberts & Dennis Sullivan met with Atty. Laura Moynihan to discuss revisions. Bylaws need to be revised as they go back to 1986. Proposed revisions to Bylaws.

- 1) Property trust - need to strike words: ...except the parcels held in the GHRA Trust.” The Trust has expired.
- 2) Change date of Annual meeting to second Saturday in July when more people are here. This would be effective July 11, 2009.
- 3) Strike words: ...not more than 30 days nor less than 15 days before the meeting.“ Replace with words: “not less than 30 days before the meeting.“
- 4) Add a section to the Bylaws entitled: Definition of terms to define:  
Member in Good Standing  
Dues & Assessments  
Proxies & how they shall be utilized  
Covenants  
Special meetings
- 5) Teleconferencing (Michael Janes will work out wording)

GHRA cannot withhold voting privileges from members who have paid their annual assessment of \$182.00. Nor can GHRA ban these owners from attending the meeting. Those who have not paid the Capital Assessment of \$250.00 will not be able to use the facilities.

- After a brief discussion, Peg McGaffigan made a motion to send out a letter to owners who received the initial letter, clarifying their right to attend the Annual Meeting & vote as long as they have paid the Annual Assessment of \$182.00 Second & approved.
- Don Masse & Joan King will contact Alice Jamal of this motion.
- Michael Janes made a motion to add teleconferences to the Bylaws. It was second & approved. Michael will put the wording together.
- A lengthy discussion of the Proxy was held. Dennis Sullivan distributed a suggested form to be used in place of the current one.
- It was decided by the BOD that more time is needed to study changes to the proxy & that the present one will be used at the Annual Meeting. Among the issues to be studied: the use of people to be the proxy & the defining of “member-in-good standing”. The major change will be to have the proxy vote the way the individual property owner intended.
- Facilities Improvement. Les reported the he has received 60+ surveys with 75% approval. Repair on club house will be done in steps. Need to hire an architect which will cost around \$10,000.00. Money will come from the Capital Assessment Fund. Les wants to present this to the Annual Meeting. Will give a brief presentation & get a consensus on general feelings for this project.
- A motion to change the time of the Annual Meeting to 9 A.M. on June 28, 2008 to make it easier for more members to attend was made, second & approved.

The meeting was adjourned at 11:50A.M.

Respectively submitted,  
 Joan D. King  
 Pro Tem