

GREAT HARBORS RESIDENTS ASSOCIATION
Board Meeting-March 15, 2008

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

The meeting was called to order by President David Roberts at 9:30 A.M.

The minutes of the January meeting were accepted with the elimination of 1 name.

Rich Conlon made a motion to amend the tie-up boat size from 18' to 21' and the docks will be marked to ensure a safe distance between boats. Reflective tapes will be used to mark the spaces. Second & approved.

Barry Balan's letter of resignation as Vice President of the BOD effective March 1, 2008 was received and accepted by the Board. We all appreciate & applaud all the wonderful things Barry has done for Great Harbors.

Don Masse was appointed Vice President. Rich Conlon made a motion to accept the appointment. Second & approved.

Dock Report: None

Recreation Committee: Mary Doyle

- Mary handed out a Memo detailing her research on the ball field improvements.
- Mary got a bid from Beacon Athletics for a black woven net of \$608.00. This would be installed on top of the back stop. The installation & 6' pole extensions are not included.
- She also proposed that 2 50' of temporary fencing to keep balls from rolling into the road or parking area. The fence would run on both sides of the back stop & be taken down at the end of summer.
- An equipment box would be placed behind the back stop & secured to it. The key would be stored in the Toll House.
- Cost of fencing \$450.00, cost of installation of fence & net \$1000.00 - \$1200.00.
- Mary Doyle made a motion to spend \$700.00 for the netting. Second & approved.
- Alice Jamal said she would like to see the "entire package" before approval of ball field improvements.
- Mary will get 3 bids for installation of net by the next meeting. We will hold off on fencing for now.
- Matt Hamilton will be returning as Director this summer at the same salary. He is putting together a calendar & checking on what staff members will be returning.
- Jeff Compton (Tennis Pro) will not be returning as he has taken another position elsewhere. His brother, Tim is interested in the position and has submitted his resume Which Mary will review. Some parents worry about his age (19).

Stan Caras reported that 1 slip is being denied this year. The issue being that home & boat owner must be the same person. In this case the boat owner sold home to daughter but has maintained a slip in GH for years. They were notified last year that they would not be renewed in 2008. A letter of complaint was sent to GHRA from their lawyer. Stan Caras says they have no case as rules about ownership of home & boat has been known & established in the 1960's.

The docks belong to GHRA & not the boat owners.

Frank Conley has written a reply & will send it to their lawyer.

Wait list now stands at 38 as 3 people on the Wait List have sold their homes & left great Harbors.

We will continue to take names for the Wait List but they will not be charged until the court case is resolved.

Rich Conlon made a motion that new people placed on the Wait List not be charged.

Second & approved.

Treasurer's Report: Alice Jamal

- Alice reports that Assist. Clerk, Jeanne Manca is collecting the Annual Assessment & the Capital Savings Assessment. Collection is behind this year. As of 2/25/08 12% have paid. Letter going out April 1, 2008 imposing a \$25.00 late fee for Assessments paid after May 1, 2008.
- If both assessments are not paid the member will not be eligible to be on the BOD, attend meetings nor vote at the Annual Meeting. Late fees imposed on both assessments.
- To place a lien on a home \$500.00 must be owed.
- A payment system is acceptable & no late fee will be imposed.
- Docks were removed late last fall & the bill was not received until Jan. 2008 so the cost was not reflected in 2007.
- A Capital Savings Account was opened in Jan 2008 & the current balance is \$11,000.00.
- Road Trust Fund was transferred to the ING Roads Account & totals \$43,000.00. Road Trust no longer exists & care of roads in now Maintenance.

Don Masse motions to accept the Treasurer's report. Second & approved.

Andrea Harrington said her deadline for articles for the newsletter is April 15, 2008.

Several GHRA members asked questions about the appeal & Rich Conlon & Alice Jamal answered them.

Maintenance Report: Les Leathers

- Inspections have been scheduled.
- Roads need sweeping & catch basins cleaned. Last year the cost was \$735.00. Alice Jamal reported that looking back 5 years, the average cost was &7500.00/year.
- Les will hire road cleaning. He will also inspect the roads for new cracks. \$4980.00 was spent last year. Some street signs need to be replaced.
- Les will schedule pool cleaning/opening & putting the docks back in.
- Les is going to get some one to do the trash removal for the same price as last year.

- He will be installing security cameras around the pool/ball field areas.
- Tennis Court #3 will be repaired in May by Cape & Islands Tennis.
- Needs to get quote for crushed stone.
- 3 bids from Landscapers. Big Guy: \$15,000.00, Green Valley: \$22,000.00 & Coffey: \$17,000.00. Areas included in quote are: ball park, front entrance, tennis, Shorewood, Cuttysark & club house.
- Alice objects to expense of landscaper. She would like more details before deciding which one to hire.

We will continue with Big Guy for the next 45 days & determine at the April meeting which landscaper to hire.

Proxy Committee: Dennis Sullivan

- Looking into changing by-laws & proxy use.
- Change date of Annual Meeting.
- Change from proxy to absentee ballot so there will be no surprises at Annual meeting. A need to delete proxy or define. Three people are listed on the proxy when only two are needed.
- Changing by-laws will take up to two years.
- Changing proxy easy to do. Absentee ballot may be good as it will allow your vote to go the way you want - the proxy does not.

Put off any decisions for a month & take our time.

Finance Committee: Rich Conlon

No report until May.

- Audit 2005 is complete. Mr. Croak says things are missing. What he did was a review not an audit. Rich Conlon motions to accept. Second & approved.
- Audits need to be done for the years 2006 & 2007. Needs a BOD member & two non BOD members. Perhaps George Owens. Bob Dumont & Ann-Beth Ostroff volunteer. Dave Roberts will call.

Women's Club: Joan King for Pat Costello

- We had a social with the members in February.
- March 15 is our St. Patrick's Day dinner with 33 attending. Family Foods will cater.
- April we hope to have a speaker from Mahoney's.
- May 20 will be our annual luncheon.

Men's Club: Les Leathers

- Working with the Women's Club on the St. Patrick's Day dinner.

Old Business: Les Leathers

- Club house renovations report. Les has interviewed 2 architects & will interview two more. Cost for drawings between \$3000.00-\$6000.00.
- Cost for renovating the entire building \$50,000.00 to \$175,000.00. Handicap access is a must.
- Les will have 4 quotes for architect by April meeting. We will move on renovations as we did with Renewal.

- Survey should be sent out to all the members to get their input.
- Need to address the issue of conference calls during BOD meetings

Crime Watch: Peg McGaffigan

- All is quiet.
- ATV & dirt bike were found at a home. The ATV was given a citation from the police for it was not registered.
- Falmouth has a new police chief & he wants to hold a meeting next week concerning neighbor watch.
- Neighborhood Watch meeting will be held Wednesday at 7:30 P.M at the Club House.

The meeting was adjourned at 12:05 P.M.

Respectfully submitted,

Joan D. King
Pro tem