

BOG Meeting Minutes (Thurs., March 16, 2023, 7:00 PM)

BOG members Present: Patrick Hall, Will Carr, Kimberly Roy, Paul O’Hearn, Rose Aiello, Stephanie Mazur, Paul White, Rachael Acevedo, and NEW MEMBER (needs to be voted in- Jeff Colburn)

Item	Time
Secretaries Report: Read/approve minutes	Approved.
Treasurer’s Report: Review/approve report	Approved
<p>Action Item Summary Follow-up</p> <p>Board is still not completely full- still a few seats remaining</p> <p>Discuss Website updates/corrections</p> <p>Determine course of action for Pavilion project</p> <p>Determine course of action for Basketball Backboards</p> <p>Communication process for neighborhood identified</p>	<p>VP position; Governor 9; Social Committee Chair (still outstanding)</p> <p>Action Item: Website reviewed and edits discussed. Pavilion Rental Weekend spots still need to be updated. All other edits were resolved. Suggested the extra \$4 for Kayak rental be updated to be reflected as an additional membership fee. Voted on by attending BOD and all approve.</p> <p>Action Item: Discussion about whether or not Wix is serving our purposes well or if we should look into another solution. The cost is \$200 annually.</p> <p>Action Item: Treasury report shows ongoing charges for Stripes (ask John Morrison.) Stripes is a past system utilized for collected dues. Is this redundant to Wix?</p> <p>Action Item: Basketball replacement backboard will be \$1K a piece. Need to incorporate this into the action items for the Community meeting.</p> <p>Action Item: Updates provided on RFI for Pavilion Pricing & Legal Review.</p> <p>Legal counsel is currently reviewing all documents and will provide a report on whether the parcel of land has a clear title and language to allow CAP to sell.</p>

	<p>Next Steps Identified: (1) a community vote to approve the sale and spend the funds on a new beach pavilion. (2) contact a Realtor(s) to provide CMA's & proposed marketing strategies (3) market sale of the property to current CAP residents for first right of refusal-provided they are willing to pay market value.</p> <p>Three budget pricing estimates were received and the cost of permitting, engineering, Demo, and construction of the New pavilion, including proper drainage, grading, and raising of the concrete pad will be \$100K +/- with a 30% swing.</p>
<p>Committee Reports: Volunteers for Chairs; updates from current Chairs</p> <ol style="list-style-type: none"> 1. Membership 2. Communications 3. External Affairs 4. Property Maintenance 5. Social 	<p>20 minutes</p> <p>1. Starting to push out requests for Dues. The final Date to pay dues is May 1st. Neighborhood signs will go out by April 1st. Several of the signs need to be replaced for Wilson & Kendall & Severn Landing. Pat will purchase heavy duty signs for these areas. Kim to place the sign for Palisades.</p> <p>Action Item: Membership form to be updated by Stephanie and sent out via hardcopy and email.</p> <p>2. Working on corrections to the website. Need to put out the newsletter for Q1-2023. Stephanie & Rachael to collaborate on the Spring newsletter. Future newsletters are to be completed by Communications.</p> <p>Action Item: All BOD members- Please fill out contact form on Google Drive.</p> <p>CAP Google Drive has been updated for 2023 files. Updated Minutes are to be posted.</p> <p>Next meeting dates selected. April 27th- BOD & General Mtg, May 18th-BOD; June 22nd-BOD</p>

	<p>Other important Dates: Easter Party- April 8th; Dumpster- Dates??</p> <p>3. We ran out of time for Rose to do her updates. [Would you please fill in your updates here.]</p> <p>Action Item: Paul to secure Port-a-John for Easter Party to be delivered April 1.</p> <p>4. Discussions continued on what to do about Pavilion Project, Kayaks, and the Basketball hoops.</p> <p>Action Item: Community votes include: (1) Sell a Parcel of land to acquire the money to redo the Pavilion (2) Spend \$2K to replace the basketball hoops.</p> <p>Action Item: Kayak Rental Policies. Need to be written and communicated to residents.</p> <p>A plan has been put into place to handle unclaimed kayaks. Also, looking into supplying decals for the vessel and a name plaque for the rack for all paid kayak owners/members. Additional signage will be clearly posted to ensure that residents do not just simply rack their kayaks without paying the fees and obtaining the proper identification items.</p> <p>5. No updates available</p>
<p>Old Business:</p> <ol style="list-style-type: none"> 1. Website/Membership Dues 	<ol style="list-style-type: none"> 1. Where does Membership stand? Big pushes coming up, currently sitting at just a few residents. Usually, don't see the spike until right before the deadline. Due date: May 1st
<p>New Business:</p> <ol style="list-style-type: none"> 1. BOG volunteers for the positions of Communications and acting VP 2. Prepare for General Meeting on April 	<ol style="list-style-type: none"> 1. Action Item: If the land parcel is unable to be sold, we need ideas to generate additional funds for the

<p>27th</p> <ol style="list-style-type: none"> 3. Firm up neighborhood communication details: Newsletters, Facebook Group posting/content, 4. Ideas for generating additional funds for the Pavilion project. 	<p>Pavilion project.</p> <ol style="list-style-type: none"> 2. Action Item: Jeff Colburn has volunteered to join the board and be the VP. Need to vote. Jeff is an IT professional by trade. 3. Action Item: Rebuild the Website on WordPress so it is easier to update in real time. Need to find an interested party to charge with this requirement. Rachael has a resource and is waiting for a quote and timeframe to rebuild. 4. Action Item: Do we have a welcome committee to welcome new members who join or rejoin?
<p>Generate Agenda for</p>	<p>60 minutes</p>
<p>Other time-sensitive discussions</p>	<p>Unallocated</p>
<p>Action Item Summary</p>	<p>Unallocated</p>

Total Scheduled Time: 60 minutes