

BOG Meeting Minutes (Thurs., August 17th, 2023, 7:00 PM)

BOG members Present: Patrick Hall, Paul O’Hearn, Stephanie Mazur, Rachael Acevedo, and Paul White

Item	Time
Secretaries Report: Read/approve minutes	Approved.
Treasurer’s Report: Review/approve report	Approved. Only \$1100 left for the year.
<p>Action Item Summary Follow-up</p> <p>Discuss Website updates/corrections.</p> <p>BOD VOTES REQUIRED: 1-Order Appraisal. Budget number \$400 Unanimous Decison- Yes</p> <p>2-Repairs required on Playground Equipment. Safety Inspection for Playground advised to assess liability. Unanimous Decison- Yes</p> <p>3-Choosing a new landscaping company for beach and neighborhood maintenance. Received two proposals from different companies. Voted to choose one. Additional negotiations to include fall maintenance too. Unanimous Decison- Yes</p>	<p>VP position; Governor 9; Social Committee Chair (still outstanding)</p> <p>Action Item: Communication in Newsletter and FB Page to pick up Kayaks by Sept. Pat to provide to communications a letter with statement and course of action outlined for last remaining kayaks to be removed and last space to be sold.</p> <p>Action Item: Basketball replacement backboard pricing has increased to \$2k a piece. ON HOLD</p> <p>Action Item: Amendment letter will be finished within the week.</p> <p>Next Steps Identified: (1) Motion to have a community vote to approve the process of accepting an offer on the property once available.</p> <p>(2) Realtor interviews will be scheduled and a smaller committee consisting of (4) Board Members has been selected to conduct interviews. Will review options at the next General meeting.</p> <p>NOTE: Onus is upon the prospective buyer to do due diligence such as appraisal, survey, perc tests, etc. Once the information is available, it can be included in future market value assessment and marketing.</p>

Committee Reports: Volunteers for Chairs; updates from current Chairs

1. Membership
2. Communications
3. External Affairs
4. Property Maintenance
5. Social

1. We are 15 members short this year which is a budget deficit of \$1500.00. We need to try to be creative with pushing Pavilion rentals, memberships, or donations/sponsorships.

2. Working on rebuild of the website. BOD member spearheading this effort, n/a for comment.

Posts on FB Group will go out this week regarding:

- Upcoming CAP Presents - LaborDay & Back to School Party. BYOB & Games. Pickleball court and cornhole will be set up.
- Pavilion is still available to rent throughout the fall
- Dumpsters Days 9/6 - 9/8
- Next General Board Meeting 9/21

NEWSLETTER to include the same information. Please include Book Club information and a solicitation for Yoga Instructor Volunteer to lead sessions at the beach.

3. No updates available

4. Playground equipment needs repair. Safety testing has been recommended. Basketball nets are on hold for now. Lawn Maintenance group is being interviewed, selected, and new requirements negotiated.

5. Chair seat still open. No available information.

It is recognized that we need to bring the community together for events. BOD will focus on the next couple events and possibly reach out to a sponsor to help pay for the location for the Holiday party in December.

Old Business:

1. Website/Membership Dues

1. Where does Membership stand? Currently 71 members, down from 88 We are completely tapped out on this years budget for annual expenses. Money from the reserves has been

	allocated for preparations to sell parcel of land and get the basketball area fixed up for use.
<p>New Business:</p> <ol style="list-style-type: none"> 1. Prepare for Realtor Interviews 2. Prepare information to present to the community at the next General Meeting on Sept 21st. 3. Firm up neighborhood communication: Newsletters, Facebook Group posting/content, Website 4. Ideas for generating additional funds for this year. Donations drive, Sponsorships, Selling Advertising on the Website, Newsletter, or FB page. 5. Start Markeing the CAP Present-Labor Day & Back to School Party on Sept 3 in the evening. 	<ol style="list-style-type: none"> 1. Action Item: Currently reached out to Realtors to prepare their Listing Presentations. 2. Action Item: Interviews schedule, committee selected to conduct interviews. 3. Action Item: Rebuild the Website is in progress. Need a status update and finish date. FB Group- will schedule posts to start this week. Newsletter should go out by end of Next week- Sept 1. Need 200 copies, BW printed, double-sided. 4. Donations drive, Sponsorships, Selling Advertising on the Website, Newsletter, or FB page. 5. Confirmed Beach Pavilion is note rented on Sept 3rd. Need to reserved for neighborhood and signage needs to go out this week to advertise.
Generate Agenda for	54 minutes
Other time-sensitive discussions	Unallocated
Action Item Summary	Unallocated

Total Scheduled Time: 60 minutes