

**BOARD OF DIRECTORS MEETING---NUMBER 468  
FEBRUARY 5, 2024 AT 5:00 P.M. VIA THE ZOOM APP**

**NOTICE: THE NEXT REGULAR MEETING OF THE BOARD OF DIRECTORS WILL TAKE PLACE ON MONDAY MARCH 4, 2024 AT 5:00 P.M. VIA THE ZOOM APP.  
NOTE: THERE WILL NOT BE AN IN-PERSON MEETING AT THE WORKSHOP.**

This meeting was opened at 5:05 P.M. by **President Kurt Miller**. In attendance were Directors **Fred Kleinsteuber, Paula Miano, Ken Neary, Edith Holmer, Scott Sassoon, Dan Aharoni, Michael Waltz, John Thorsen, Roey Ficaro, Secretary Gary Grille**, Advisors Marian Diange and Judy Freeman. There were eleven members on the Zoom app out of twenty-two who RSVP'd to receive the meeting link.

--**Motion by Edith Holmer** to accept the minutes from the previous B.O.D. meeting on November 6, 2023 was seconded by **Fred Kleinsteuber** and passed unanimously.

--**Gary Grille** reported on four items that were discussed and voted on via email since the November meeting.

--The rejection of CPF funds to replace the asphalt parking lot with Bluestone passed 11-0.

--Acceptance of the 2024 Security guard contract of \$480.00 per day x 29 days = \$13,920.00 passed 8-0.

--Acceptance of dredging agreement with Lion Head Beach Association passed 8-2.

--Acceptance of proposal by Locals Electric to replace two lights on the workshop for \$1520.00 passed 8-0. Gary also reported there were 442 paid members to date compared to 438 last year.

--**Kurt Miller** reported on the status of the dredging permit from NYSDEC and discussed the distribution of the dredged sand pile adjacent to the sun shed. He made a

--**Motion** to have 450 cubic yards from the pile distributed on the CBPOA beach. It was seconded by **Daniel Aharoni** and passed unanimously. Kurt brought up the idea to have the Annual Vote information and proxy ballots sent in a separate mailing from the newsletter. It was briefly discussed and put off until the next meeting.

--**Edith Holmer** went over the financial reports and stated there was a balance of \$161,521.56 in all accounts as of December 31, 2023. She reported that the 2024 billing had gone smoothly and that they are working on a system for online payment. There are currently 25 liens with 9 new liens just placed in December and she will begin working on updating the liens that will be expiring in the near future. A

--**Motion** to accept the budget as presented as of 2/1/24 was seconded by **Kurt Miller** and passed unanimously. Edith also stated the bulkhead loan is fully paid off and she will be setting up an account to track the money being put aside as a reserve fund from the \$50.00 maintenance fee raise and \$4,000.00 per month previously earmarked to pay off the bulkhead loan.

--**Ken Neary** reported that the Reservation handyman will be working on replacing five fingers on the floating dock once the weather warms up a bit. He has received 50 member boat applications, 11 sponsored apps and approximately 45 applications for rack spaces. Ken also noted that all boat

operators are required to complete a boat safety course by next year, the two lights on the workshop are scheduled to be replaced this week, and spoke of the replacement of the rope borders around the Reservation area which will be discussed further at the next meeting.

--**Fred Kleinsteuber** reported that the contractor for our security camera, Living Automated, has not responded to his calls and **Kurt Miller** has been in contact with a new company, Total Security, and outlined a suggested plan of service. Other items Fred spoke of were porta-potty placement, trash removal services, the renewal of the landscaping contract with Sun Country by mutual agreement and the landscape tie replacement around the parking lot area. The replacement of three life rings and rope at the marina will have **Ken Neary** consulting with Stuart Close for the best solution. **Paula Miano** will check with the exterminator to make sure all is in order and will work on having the fire extinguishers checked and serviced for the upcoming season.

--**Scott Sassoon** reported on the deadline dates for the newsletter with 2/15 for submittal, 3/1 for production and 4/1 for mailing. He proposed an increase in ad patron fees to \$350.00 for a full page, \$175.00 for a half-page and elimination of the quarter page ad which is necessary to cover the cost of printing. Scott will also be adding a link for the advertisers to connect via the website and newsletter. A --**Motion** by **Kurt Miller** to accept the proposed rate changes was seconded by **Edith Holmer** and passed unanimously. Scott also spoke of changes to the website to link with the newsletter.

--**Kurt Miller** made a **Motion** to increase the rate per cubic yard of sand sold to \$23.00 if sand is picked up from dredge pile and \$25.00 if picked up from the weir. It was seconded by **Dan Aharoni** and passed unanimously.

--**Dan Aharoni** reported that Jon Tarbet will be looking into getting lifeguards for our beach this coming season.

--**Motion** to adjourn the meeting at 6:57pm by Ken Neary was seconded by Paula Miano and passed unanimously.

Respectfully submitted,

*Gary M. Grille*

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