

GOLDEN BEACH ASSOCIATES, INC.  
Minutes from Board Meeting at Firehouse

November 7, 2023

**Officers and Directors in Attendance**

Sandi Knepp, Steve Oglethorpe, Andy Liscow, Jeanne Johnston  
Dee Leatherbury, Peggy Parys, Kelly Scolaro, Margot Urmano

Absent: John Burkhardt, Gene Dillahunty, Karen Fallon, Bob Mondelli, Bill Sinibaldi

**Committee Chairs**

JoAnn (Gigi) Bova, Karen Calder, Dick Eberhart

**Community Residents**

Debbie Meinsen, Barry Wagman, Sharon Wagman, Wilma Palmer, Nancy Chase, Efraim Martinez, Fernando Ferrer, Lilly Ferrer, Chris Derbak, Beat Lehmann, Tina Napp, Brian Piper, Stephen Meinsen, Tony Bebbington

**Call to Order**

The meeting was called to order by President, Sandi Knepp at 6:28 p.m.

Sandi welcomed community residents to the Board Meeting. These residents were attending to discuss the issues with the Flamingo Ditch flooding and what GBAI, residents, and the City can do. Decision was made to address this topic at the beginning of the meeting, so any residents that wanted to leave wouldn't have to stay for the entire meeting. Sandi had organized a meeting between a few community members and neighboring communities, and the City to discuss the history, facts and status of any efforts to fix the problem. She then sent out a summary of this discussion.

**Community Affairs - Flamingo Ditch Discussion.** There was much discussion by the neighbors who are impacted by the flooding. MacArthur Beach condos and The Villas are also impacted. There is a lot of frustration with the City not fixing what is an on-going problem. Sandi opined that any improvement efforts would take some time, attention, possibly be incremental, and suggested that the neighbors organize their efforts as a committee and be a "squeaky wheel" drawing City attention and resources to address the flooding and being in front of the line for any projects to reduce flooding. The nature of the problem will not be solved short-term. Beat Lehmann volunteered to lead and coordinate the community. The Board is not prepared to lead efforts. However, any committee or board member may choose to participate on Beat's committee as an individual homeowner.

### **October 2023 Secretary's Report**

The Minutes from the October 3, 2023 meeting were emailed prior to the meeting. Motion made to accept the October Minutes as written, seconded and approved unanimously.

### **October 2023 Treasurer's Report**

Andy Liscow presented the October Treasurer's Report. Highlights include:

- Ended the month with a cash balance of \$21,215
- Received 250 applications for 2024 membership dues through October 31
- Oktoberfest social event cost \$378
- Spent \$196 for mulch, fertilizer and weed control

Andy will be preparing a new budget in December. He has collected data back to 2005 and informed the Board that costs have risen to a level that correlates with the level that triggered the last membership dues increase several years ago. No plans to raise dues at this time.

Motion made to approve the October Treasurer's Report, seconded, and approved unanimously.

The corporate insurance coverage has been increased from \$1 million to \$2 million. Nan Chase asked if we were sued for more, would the homeowners be sued. Steve Oglethorpe said that if GBAI was sued and lost, any damages awarded would be against GBAI and liability would not attach to individual homeowners. A discussion followed regarding having enough coverage with increased membership. Steve Oglethorpe moved we approve spending the money to ensure we actually have the appropriate coverage, motion seconded, and approved unanimously. The Board agreed to have a blanket agreement that the Treasurer could increase the coverage based on the number of members. Once we receive all the dues, Andy will contact the insurance company with our actual membership count and confirm the appropriate coverage is in place.

### **Committee Reports**

Social - Dee Leatherbury distributed copies of the proposed 2024 Social Events.

- January 20 (rain date Sunday, January 21) will be a Tailgate event, where we could wear our favorite team colors.
- February 10?? Will be a catered event at Maxine Barrett Park. Last year we paid \$20 per person for Gold Rush catering. This year's proposal is \$25 per person.
- March 9 (rain date Sunday, March 10) will be Corned Beef and Cabbage.
- April 13 (rain date Sunday, April 14) will be Taco Night.
- October 19 (rain date Sunday, October 20) will be an Italian Fest at the Golden Beach Gazebo - possibly lasagna, ravioli, maybe some pizza.
- November 16 (rain date Sunday, November 17) will be the Chili Fest.

Charity - Karen Calder is handling Toys for Tots drive at the GBAI access.

Membership - Gigi is coordinating printing of the membership directory. We have ordered 350 in the past. If we order 325, it will cost \$997 plus tax. The Google Sheets file was corrupted so we have switched to using Microsoft 365 (Excel) which could result in a cost of \$100/year. Currently using the free version.

Beach Access - John Calder and John Burkhardt are leading the committee, having taken over from Andy Liscow.

Newsletter - Steve is sending the Newsletter out tomorrow.

Website - Sandi has renewed the Web Hosting for 3 years at \$460.

History - No report

Street Captains - Gigi provided Nancy Liscow a list of previous members who have not renewed their membership. Nancy met with the street captains and the street captains have been contacting those members to see if they intend to join for 2024.

Elections - The Annual Meeting is Monday, December 11 at 6:30 p.m. The Ballots list six interested members for five open positions. Mike Mueller is having a meeting on November 13 at 10:00 to prepare the ballots for mailing. The ballots will be mailed November 15 or 16.

Community Affairs - the Venice Airport has a code to "fly friendly" but pilots are not following this code. They are bound by the FAA and the airport predates our communities. However, the residents feel the airport is no longer being a good neighbor. Chris Derbak volunteered to lead efforts on airport engagement to reduce overhead traffic and noise. The Board is not prepared to lead efforts. However, any committee or Board member may choose to participate on Chris' committee as an individual homeowner. Gene Dillahunty and Kelly Scolaro have both volunteered to participate in these efforts as affected homeowners.

### **Adjournment**

Motion made to adjourn, seconded, and approved. President Sandi Knepp adjourned the meeting at 7:50 p.m.

Respectfully submitted,  
Jeanne Johnston, Secretary