

GOLDEN BEACH ASSOCIATES, INC.
Minutes from Annual Meeting at Vencie City Hall
December 8, 2025

Officers and Directors in Attendance:

Peggy Parys, Sandi Knepp, Steve Oglethorpe, Andy Liscow, John Burkhardt, Bob Mondelli, Mike Muhlbauer, George Leatherbury, Stephen Meinsen, John Spada, Kelly Scolaro

Absent: Margot Urmano, Jay Fuchs, Julia Paulucci, Karen Calder

Committee Chairs and Other Members in Attendance:

Dee Leatherbury, Nancy Liscow, Michael Mueller, Gene Dillahunty, Mary Ann Dillahunty, Chris Derbak, Mark Cavanaugh, Mary Jo Hoskins, Howard Hoskins, Debi Godbout, Lee Goolden, Steve Melocik, Gita Bauerle, Mark Hammond, Jim Dixon, Diane Dixon, Beth Putnam, Dan Putnam, Ruth Ann Dearybury, Katie Flynn, Ray Capone, Martha Capone, Marci Schwab, Glenn Bradley, Peter Donald Farrelly, Lilly Ferrer, Fernando Ferrer, Tim Parys, Debbie Martin, Louise Cardellina, Bruce Caldwell, Rina Caldwell, Frances Clemo

CALL TO ORDER

The meeting was called to order by President Peggy Parys at 6:30PM. Peggy proceeded to thank board members and committee chairs for their service in 2025. She asked for a round of applause for board members, Margot Urmano, John Burkhardt, and Bob Mondelli whose terms are ending. Peggy also thanked Karen Calder for serving as secretary. Karen is stepping down and the Board has voted for Kelly Scolaro to serve as the new secretary.

November 2025 Secretary's Report

Peggy Parys presented the report on behalf of Karen Calder. The Minutes from the November 2025 meeting were distributed to the Board via email prior to the meeting. Motion made to accept the November minutes as written, seconded and approved unanimously.

November 2025 Treasurer's Report and 2026 Budget Proposals

Andy Liscow reviewed the Treasurer's report emailed to the Board prior to the meeting. YTD income is \$15,678. 249 memberships have been received to date. Target: 290 of 320 plats in Golden Beach. Andy highlighted increased expenses such as the beach access wall repair (\$1650), vegetation losses due to Hurricanes Helene and Milton, postage costs, and insurance premiums. He also explained that a member donated \$250 for a new bike rack at the beach access. Overall cash reserves are good due to very little spending during the COVID years and conservative spending since then. Motion made to accept the November report as written, seconded and approved unanimously. Andy also presented the 2026 budget proposal with estimated expenses of \$19,549 which will create a deficit of \$2,309. Concerns were raised about increased postage costs and why GBAI could not move to more electronic means of communication. Sandi Knepp explained that the current GBAI bylaws dictate certain processes must be done in paper form via US Postal Service.

Committee Reports

Social Committee- Peggy Parys recognized Dee Leatherbury for her past leadership of the committee. Karen Calder is the new chair. In Karen's absence, Nancy Liscow presented the report. 85 people attended the tailgate party on November 15, 2025. GBAI provided hot dogs and burgers. Chili night is planned for January 10, 2026. Diane Dixon is leading and 13 people have signed up to cook chili. Dee Leatherbury reported that to date 66 people have RSVP'd via Punchbowl online invite. GBAI will hold a dinner at the Italian American club on February 7, 2026. There will be 3 entrée choices and a cash bar.

Hard copy invitations were available at the meeting and invitations will be in the Golden Beach newsletter. Members must RSVP with payment by January 19, 2026. Bringing in food or drinks from outside is not permitted.

Membership Communications – In Margot Urmano’s absence, Peggy Parys asked new members to identify themselves and welcomed them to Golden Beach.

Beach Access- John Burkhardt provided the beach access report. Hurricanes Helene and Milton caused significant damage to the beach access vegetation. The foxtail palms at the beach easement did not recover and will be replaced with cabbage palms in 2026 at an estimated cost of \$2,600. The Areca palms on the Southwest side have also died and have been replaced with sea grapes. He commended all the volunteers that have helped with clean up and recovery. He especially thanked John Calder and John Spada for their efforts. John also asked for member input regarding the foxtail palm that is dying along the beach access entryway. Glenn Bradley and Peter Don Farrelly suggested looking into native plant grants available to HOAs and offered to put GBAI leadership in touch with the grant agencies. Sandi Knepp clarified that GBAI is not an HOA.

Newsletter- Steve Oglethorpe outlined the newsletter process and acknowledged Katie Flynn’s assistance. The newsletter is emailed to members after monthly Board meetings. Steve also sends out news alerts as needed.

History/Archives – Mike Muhlbauer reported that meeting minutes are being archived on the Golden Beach website and sent to the city for archive. He is currently working on a database of issues, e.g. airport noise that are repeatedly brought up at meetings. Mike asked for input on anything else that should be archived. Sandi Knepp asked that the directories be included.

Street Captains- Nancy Liscow recognized Carole Goolden for 15 years of service as Spadaro street captain. Nancy summarized street captain duties including delivery of directories. Andy Liscow reminded members to double check mailing addresses on applications and notify GBAI of any needed corrections. Questions arose about transitioning to an electronic directory where members could correct their own information. Bruce Caldwell, who maintains the GBAI directory, and Steve Oglethorpe responded about the costs, complexity, and security concerns about members’ personal information are reasons why GBAI has elected to not transition from paper to electronic directories.

Website- Sandi Knepp reported that website upgrades have been completed but there is a lot of potential for the website to have more features. Bob Mondelli has volunteered to help Sandi with the website. They will explore a better hosting company and possible change of URL. Katie Flynn brought up the confusion with URLs for Golden Beach Association (neighborhood on the East coast of Florida) vs. Golden Beach Associates. Katie also mentioned that the GBAI website has the bylaws and other helpful documents for members to access anytime.

Volunteer Committee- Peggy Parys recognized Julia Paulucci’s service as chair. Julia is stepping down and Peggy asked members to let her know if anyone is interested in the position.

Elections- Peggy Parys asked Michael Mueller to present the election results after all ballots were received and counted. Michael reported that 40 ballots were cast. There were two write in votes for Yeimy Mondelli and Bruce Caldwell, respectively. Karen Calder (35 votes), Frances Clemo (36 votes), and Dan Putnam (35 votes) were elected as GBAI Board of Directors for 3-year terms.

Open Discussion- Peggy Parys opened the floor to the members for open discussion. Topics included:

- Name tags and license plates- Michael Mueller reported 13 people have requested name tags. He asked Bruce Caldwell for any additional requests from the applications received to date. Steve Oglethorpe will put one more call out in the GBAI newsletter then Michael Mueller will proceed with the order.
- Request for all members to have access to Treasurer's report and budget prior to the 2026 annual meeting
- Request for reminders in the newsletter of legal vs. illegal activities at the beach (e.g., bonfires, smoking, dogs)
- Discussion about raising dues. The Board discusses this topic on a monthly basis and will not raise dues in 2026. GBAI dues have increased approximately every 10 years. Per the GBAI bylaws any dues increase must be voted on by the entire membership at the annual meeting. A member also proposed, if and when the dues increase vote occurs, could it also be coupled with a vote to change to electronic communications?
- Why was donation needed to fix beach access bike rack? The Board was addressing the issue and getting quotes when a member offered the one-time donation for a new bike rack and the Board voted to accept. Steve Oglethorpe reminded the members to report any beach access repair or maintenance issues via the contact form on the GBAI website
- Dan Putnam mentioned that per his real estate agent the beach easement is worth \$150K per home and then asked why the beach access gate is unlocked. The GBAI Board decided to keep the gate unlocked at this time partly because all Golden Beach property owners, including non-members of GBAI are allowed egress to the beach through the Golden Beach access
- Gene Dillahunty asked about the missing street sign toppers and if volunteer contributions will be needed again for the sign toppers as they were not funded via GBAI budget in the past. The GBAI Board decided to hold off discussions until the January meeting.
- Peggy Parys recognized Gene Dillahunty for his work as chair of the GBAI community affairs committee and thanked him for his many years of service to GBAI
- Peggy Parys recognized Chris Derbak. Chris is running for a seat on the city council for the City of Venice in 2026. Chris asked for volunteers for his campaign, especially a finance chairperson
- Andy Liscow asked members if they would be interested in a secure mail slot at the beach access shed. By show of hands the majority of members were in favor of using a mail slot for GBAI business versus mailing via the US Postal Service
- Airport noise complaints. Airport noise has been an issue for over 50 years. The issue is complex. Per Chris Derbak, the current airport director, Mark Cervasio, is on his way out. Helicopter noise has increased due to LifeFlight using Venice Airport while their North Port location is being renovated. Also, Sarasota County has deployed four law enforcement helicopters at Venice Airport. Glenn Bradley and Peter Don Farrelly mentioned that there are 2 panels being formed, 1 with pilots and 1 with neighbors to discuss airport concerns. Volunteers are needed to represent Golden Beach in discussions with airport management and the City of Venice.

Adjournment – Motion made and seconded for meeting to adjourn. Vote to adjourn unanimous. President Peggy Parys adjourned meeting at 7:46 pm

Respectfully submitted, Kelly Scolaro, Secretary