

# Cape Cod Village Club, Inc.

## General Membership Meeting SEPTEMBER 3<sup>RD</sup> 2016

### Calling of the Roll:

Secretary, Karen Spano performed the calling of the roll. Meeting called to order at 7:06 pm by President Mike Rizza. The following members were present or proxy was given:

Name	Present	Proxy to	Absent
Anderson, Jennifer & Chuck		Walter and Helen Hartl	
Atiyeh, Wendy, Robert, & Christopher	X		
Aziz, Janet & Massood	X		
Babson, Barbara & Linda Brownlee	X		
Bambach, JC & Lee Ann	X		
Best, Claire & Don	X		
Borrello, Dennis			X
Brattlof, Muriel		Janet Aziz	
Brown, Marylou		Claire Best	
Close, Margaret & Charles			X
Coleman, Bette		Norb Zahm	
Conway, Maureen & Mike	X		
Dougherty, Pat & George			X
Feldman, Kathy & Phil		Mike Hmelovsky	
Ginty, Jane & Dan	X		
Graham, Marjie & Dick	X		
Grasso-Lubeck, Carol & John Lubeck	X		
Hartl, Helen & Walter	X		
Haynes, Patti & Rick	X		
Hippe, Daniel & Susan		Todd Lincoln	
Hmelovsky, Nancy & Mike	X		
Hodecker, Carol & Ted	X		
Imhoff, Carol & Harry	X		
Keis, Barbara	X		
Korot, Judith & Allan	X		
Lincoln, Todd & Jeffrey ; Sue O'Neil	X		
Manley, Barbara		Claire Best	
McEwan, Jennifer & John			X
Megow, Linda & Lou	X		
Ragot, Mary-Lynn & Bob			X
Rizza, Elizabeth & Mike	X		
Stanford, George		Lou Megow	
Zahm, pat & Norb	X		

**Present: 20 Proxy: 8 (One member not in good standing therefore not eligible to vote)**

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## **Proof of Notice of Meeting or Waiver of Notice:**

President, Mike Rizza verified the Notice of Meeting had been emailed or mailed to all in attendance. No waiver of notice was given. A motion to accept was made by Norb Zham, second by Allan Korot. All were in favor.

## **Reading of Minutes:**

A motion to suspend with the reading of the previous meeting minutes was made by Norb Zahm, second by Carol Lubeck. Motion passed. All were in favor.

## **Receiving of Communications:**

- Happy Birthday message on Pat and George Dougherty's house for Linda and Lou Megow
- Thank-you from Bette Coleman for fruit basket
- Extended best wishes to Phil Feldman for a speedy recovery from his total knee replacement. He has returned home after being in the hospital and rehab center for a few weeks. A fruit basket will be sent this coming week.

## **Reports of Officers:**

- Mike Rizza acknowledged and thanked the board members for all their hard work during the last year.
- **Treasurer:** JC Bambach
  - All members are current on dues payments through third quarter except one member Bob Ragot due to dispute over 3<sup>rd</sup> lot. The board sent a letter to Bob Ragot stating he is no longer a member in good standing, membership rights and privileges have been suspended until dues and fees are current and the board will continue to follow up.
  - Dues will remain the same at \$2200.00 and for second boat at \$400.00
  - Budget in all categories came in at or below budgeted amount except for entertainment (musicians on the beach) provided last weekend was not in the budget. Feedback was very good for the event last weekend with the music on the beach from members who attended and from the musicians. Mike Rizza requested if anyone has pictures of the event to please submit them so we could place them on the website.
  - Current cash balance is \$214,000.00 which includes \$175,000.00 in CD's.
    - We have one 12 months CD for \$100,000.00 which will mature March 2017.
    - We have three 6 months CDs each for \$25,000.00 which matured on August 29<sup>th</sup> 2016 One \$25,000.00 will be placed in checking account for purchase of shed and will roll the other two \$25,000.00 CDs over for 1 year.
  - Donations: The membership voted 5 years ago to donate \$50.00/member to The Hague Fire Department and \$250.00 to the LGA for a total of \$1800.00/year. The board recommended and the membership approved increasing donations to \$2000.00 per year with \$1500.00 to The Hague Fire Department and \$500.00 to the LGA which comes to \$60.00/member for all donations.

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- **Secretary:** Karen Spano
  - Requested that members please stop at the board table to review the lists of missing paper work for:
    - Membership Information form
    - Acknowledgement to abide by the 2015 By-Laws
  - Available at the board table were copies of:
    - Cape Cod Village Club Membership Address List
    - By-Law proposed by-law changes for 2016.

## **Reports of Committees:**

- **Buildings/Grounds/Water:** Ted Hodecker
  - Buildings: we have none
  - Grounds:
    - Grounds are good shape
    - Roads particularly the north beach road has a little washout after a couple of heavy rains – roads will be dragged in the fall if time permits, otherwise in the spring.
    - Dedrick Tree Service will be performing tree work on the main beach, in front of JC Bambach’s house, along the brook, green and triangle. Looking for suggestions from the membership on replacing the trees being taken down, the types of trees they would like to see and where they would like new trees planted.
    - Mike Rizza mentioned that his father-in-law is a member of the American Chestnut Association and has access to four chestnut seedlings he has paid for and is willing to oversee the planting if the membership would be interested in supporting bring this tree back from extinction.
  - Water:
    - New chlorinator is operating very well - we used less chlorine with better readings.
    - Over 4<sup>th</sup> of July weekend we had a water leak – we went from normal water usage around 4000 gallons/day up to 8000 gallons/day for three days. Leak was found and repaired along with repairs in two member’s homes with leaky toilets and faucets.
    - Ted reminded everyone that we only have one well and for everyone to conserve water.
  - Parking:
    - Along the sediment pond when parking please pull up all the way to the railing.
    - Board will look into making approximately 3 parking spaces on the triangle lot – parallel to Borrello’s driveway.
    - Spaces will be made on new lot near the trailers for additional parking

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- Cars can also be parked at north beach – pull as close to racks if going to leave car for an extended period of time.
- Board will look into getting some parking signs made.
- Shed: Mike Rizza
  - Hippe's are willing to rent the shed and lounge for this fall and next spring to the club for storage at a cost of \$550 for 6 -1/2 months of storage.
- **Architectural:** Mike Spano
  - Dougherty's construction project (new home) will start September 6<sup>th</sup>
  - Atiyeh's construction project (new home) – general membership comment period is over. The board of directors needs to review and will make final determination in the next couple of weeks.
  - Nothing pending with the architectural committee at this time.
- **Docks:** Ted Hodecker
  - This was a tough summer with regards to boats – renters showing up and not having any idea where to dock their boats and other renters that showed up with a boat that the dock master wasn't even aware the boat was coming. Even with the help provided by Karen from the renter's agreements.
  - We are going back to the old ways if you rent the renter will have your boat slip. All home owners that rent will have to remove their boats if they are allowing their renters to bring boats. If the renter shows up with a boat and the members boat is in the slip there will be no spot offered to the renter and the renter will be instructed to call the member to resolve the issue.
  - We had one bad weekend this summer from a storm that made the lake wild and rough but the docks held up well. Thanks to Mike Hmelovsky, Harry Imhoff, Bob Imhoff, and Ted Hodecker no boats got damaged.
  - Norb Zahm and Ted Hodecker volunteered to conduct a boat instruction course a couple of members came down and asked questions. Will try next year if there is interest.
  - Changes made to the point docks worked well.
  - Docks will be removed Saturday October 8<sup>th</sup> of Columbus Day weekend.
  - Norb thanked Ted for a job well done as dock master. Ted in turn thanked all members for their cooperation with moving boats around.
- We have a lot more small boats (kayaks, paddle boards, canoes, and sailboats) that members are using but there are a lot of boats at the north beach and point that have not moved in years. Ted requested that everyone remove their small boats from the racks at the north beach and point so the club can do maintenance on the racks. Any member that has not used their small boat in the last two years to please remove them and store them on your property to make room for small boats that are being used regularly.
- **Beaches/Playgrounds/Gardens:** Mike Rizza on behalf of Elizabeth
  - Load of sand was placed on main beach – in fact sand castles were being built as workers were still grating the sand out.

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- Peter's guys were asked to get more aggressive with racking the beach to prevent grass from growing
- Peter's staff was also asked to clean up the stone drainage ditch along the beach
- Mike Rizza asked members to please assist with removing grass and weeds from the beach and drainage ditches if you see it.
- Elizabeth will not be around to pull swim lines. Best/Spano family volunteered to pull swim lines and over see the removal rafts tomorrow – Sunday September 4<sup>th</sup>.
- North beach is better now that they are weed whacking
  
- **Website:** Mike Rizza / Karen Spano
  - Jeffrey Rizza has been doing a great job and has updated the website. He placed a photo from Patti Haynes on the website of a sunrise at the main beach with some ducks. The board would like to encourage members to send in photos to Karen or Mike who will get them to Jeffrey to be placed on the website.
  - The website is very useful and has a lot of very valuable information on it. Mike Rizza just used it to watch a video of the water lines and pipes
  - Password will remain the same.
  
- **Entertainment:** Carol Hodecker
  - Carol thanked her committee members ( Janet Aziz, Marylou Brown, Barbara Keis, Kathy Imhoff) for all their hard work
  - There were three events this summer with great success and fun for all:
    - 4<sup>th</sup> of July picnic
    - Breakfast at the beach
    - Music at the beach
  - Committee members have agreed to continue on the committee for next year.
  - Over the winter the committee will send out a survey requesting other entertainment ideas.
  - Mike Rizza thanked Carol and her other committee members for the great job they have done. Will be looking into other entertainment ideas for next summer like:
    - Rubber ducky race done the stream – with half of the proceeds going to the LGA
    - Kayak races
    - Corn toss trophy with winners name. Janet mentioned we would need two as teams are not all members of the same family.
    - Cape Cod Village Club Tee shirts, sweatshirts, baseball caps, and other possible items. Like Brattlof family had this summer for their family reunion.
  
- **By-Laws:** Mike Rizza
  - Thanked members of the by –law committee: Mike Hmelovsky, Jeffrey Rizza, Bob Atiyeh and members of the board of directors for their hard work.
  - Will present and vote on proposed architectural by-law changes later in the meeting

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- Membership by-law changes will be presented in the spring.
- **Nominating Committee:** Marjie Graham
  - Presented slate of officers and board members as follows:
    - President: Mike Rizza
    - Vice President: JC Bambach
    - Secretary: Karen Spano
    - Treasurer: Marjie Graham
    - Board Member: Dan Ginty
    - Board Member: Bob Atiyeh
    - Board Member: Pat Dougherty
  - Marjie asked for any nominations from the floor. None were received.
  - Nominations were closed by Norb Zahm. Mike Hmelovsky made motion to accept list of officers and board members. Motion was second by Janet and Massood Aziz. Vote unanimously approved.
  - Mike Rizza asked members to please volunteer and sign up for a committee.

## Unfinished Business

- **Renter's Agreement:** Karen Spano
  - Thanked members that rented for completing renter's agreements on their rentals.
  - There were 7 members that rented this summer with 18 rentals
  - Biggest issue this summer was with renters not knowing where to put their boats and dock master not knowing boat was coming in. One renter had twenty plus guests for a family party.
  - Looking into forming a rental committee with 3-4 members that rent, 1 or 2 members that do not rent, and 1-2 board members to deal with rental issues. It is not far that 75% of non-renters are dealing with the rental issues and coming up with solutions. Otherwise there is the possibility that non-renters will decide that there should be no more renting.
- **Lake George Park Commission Boat Launch Agreement:** Karen Spano
  - Agreement was completed at the beginning of the summer and didn't need to be done again. Reminded members to provide boat information timely and accurately when requested at the beginning of next year.
  - We had a visit from the Lake George Park Commission this summer when a boat was being removed using the launch. Information was taken to be verified once LGPC officer returned to station. Did not hear or receive anything further from the LGPC. It is very important that the information that we submit on the agreement be complete and accurate.
  - Ted Hodecker mentioned the boat racks are over flowing with boats. The board of directors would like any members that have a boat on one of the racks to remove them so we can repair the racks. Any boat that has been on the rack and not moved in the last

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two years should be removed and taken to the member's property for storage. Janet Aziz asked if it would be possible to add a double rack to the north beach in order to make more availability. The board will look at putting boards on the bottom for storing larger boats.

- Allan Korot brought up a potential issue on the north beach with permanent umbrella holes in the ground and people reserving their spots for the whole season. Mike Rizza suggested trying to work it out with members that use the north beach and if no resolution then come to the board next year but we really don't want to have to put in more regulations. Massood Aziz suggested looking into a sleeve with cap as it is very difficult to get the umbrella poles in the ground everyday and the pole would be damaged in a very short time.
- Todd Lincoln mentioned the north beach is very sunny and the main beach is very shady and suggested taking trees down on the main beach. Mike Rizza responded the trees were planted to correct a water problem - the ground around the main beach was very wet and swampy.
- Karen Spano mentioned it is difficult to launch a sunfish for members that don't have a key to the launch area. Next year will attach a supplemental list to the agreement for people that need a key to use the boat launch for launching a sunfish.
- **Sewer Easement:** Mike Rizza
  - Still working with the town –sent letter to town. Town responded that everything was fine. CCVC Lawyer sent a second letter with a little more gusto. Discussion was held if no resolution we might have to file a motion in court which would cost approximately \$5,000.00. It is more important that we have a paper trail regarding the easement and the lack of proper filing to protect us from liability.
- **Cape Cod Village Club Sign:** Marjie Graham
  - Have three estimates - all estimates were between \$3200.00-\$3300.00 and additional \$1000.00 for gold leaf. Would like to order during the winter, so we could have sign for the spring.
  - Norb Zahm made motion to allow the board to spend up to \$4000.00 for sign. Second by Massood Aziz. Vote passed with 23 yes, 4 no, and 1 abstained.
- **Shed Location:** Mike Rizza
  - Bob Brownlee gave presentation and discussion was held about equipment in shed, liability of having ping pong table in shed with workshop, size, and location.
  - Membership agreed to vote by show of hands on each location individually and if one location did not receive 2/3<sup>rd</sup> positive vote will conduct another vote of the top two locations will be taken. Location 1- triangle received 9 votes in favor, location 2 – up by Cape Cod Village Sign received 2 votes in favor, location 3 – along the brook received 2 votes in favor and location 4 – new lot received 15 votes in favor. Location 4 received a majority of votes.
  - Will look into a shed for storage and workshop only for new lot. No ping pong table will be placed on new lot.

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- **Architectural By-Laws: Mike Rizza**
  - Wendy Atiyeh gave a presentation on the differences between the east side lots and the Ragot lots 1-4 on west side, along with proposed by-law revisions for the larger lots on the west side.
  - Information was submitted to members in multiple different formats of the proposed changes to the architectural by-laws.
  - Mike Rizza reminded members that the Ragot subdivision lots are twenty times the size of an average lot on the east side of route 9N.
  - Mike Hmelovsky made recommendation to move and vote on the by-law changes.
  - Revisions made to By-Law of Cape Cod Village Club, Inc., Purpose of the Corporation and Article VII (pages 2-5 with page one being the Attention page). Motion to accept changes was made by Norb Zahm and seconded by Mike Hmelovsky. Vote carried with all in favor.
  - Revisions made to Article VIII and addition of Section 7.2H – regarding limiting the responsibilities of dock master from vice president and adding the board of directors will appoint a dock master and/or dock committee. Motion to accept changes was made by Norb Zahm and seconded by Massood Aziz. Vote carried with all in favor.
  - Article X – titles of each section reworded. Motion to accept changes was made by Norb Zahm and seconded by Mike Hmelovsky and Lynn Brownlee. Vote carried with all in favor
  - Article XI – Section 11.1 – Application Fee. Motion to accept changes was made by Chris Atiyeh and seconded by Mike Hmelovsky. Vote carried with twenty-six in favor and two opposed.
  - Article XI – Section 11.1(2) and 11.1(3) a-d: Application process and time line. Motion to accept changes made by Norb Zahm and seconded by Massood Aziz and Lynn Brownlee. Vote carried with all in favor
  - Article XI Section 11.1(3) e, f, g: Application approval good for 2 years, applicant must met with two board of directors to review application, and outside construction must be completed within 2 years of approval. Motion to accept changes made by Mike Hmelovsky and seconded by Norb Zahm. Vote carried with all in favor.
  - Article XI Section 11.2, Section 11.3(a) and Section 11.3(b)
    - Mike Hmelovsky discussed section 11.3 A – stating it is okay to have two different zones without is being considered selective enforcement.
    - Dan Korot received clarification from Mike Rizza that it does not apply to west side but only to Ragot’s subdivided lots 1, 2, 3 and 4.
    - Motion made to accept changes by Carol Mann and seconded by Norb Zahm. Vote carried with twenty seven in favor and one opposed.
  - Article XI Section 11.5: Major construction and no construction between July 3<sup>rd</sup> and day after Labor Day.
    - Motion to accept was made by Mike Hmelovsky and seconded by Bob Brownlee. Vote carried with all in favor

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- Article XI Section 11.6: Just wording changes and clarification
  - Motion to accept changes made by Mike Hmelovsky and seconded by Dan Ginty. Vote carried with all in favor.
- Article XII – Section 12.1: Changing boat space to dock space and omit wording about club house
  - Motion to accept changes made by Norb Zahm and seconded by Mike Hmelovsky. Vote carried with all in favor.
- **Treasurer:** Marjie Graham
  - Marjie will become treasurer effective January 1<sup>st</sup>. Send all payments, etc. to JC through December. She will send an email out in December with her contact information
- **Club Archives / Paperwork:** Marjie Graham
  - Requested if anyone has information regarding the club to please pass it along to her – she is working to organizing the information and will eventually scan it all.

## **New Business:**

- Mike Hmelovsky motioned for the board of directors to investigate using capital funds and present at the spring meeting an estimate for replacement of water system, upgrade water lines, and possible need for second well if the board of health should not allow the use of the lake as backup.

Motion was made by Norb Zahm and second by Mike Hmelovsky to adjourn the meeting.

Members present were all in favor.

Meeting adjourned at 9:17 pm

Respectfully Submitted

Karen Spano

Cape Cod Village Club Secretary