

Stonycreek Valley Development Corporation

Board of Directors Meeting

Date: August 19, 2021

Directors in attendance: Joe Piccini, Brad Meneilly, Larry Rosage {VIA ZOOM}, Phyllis Picoulas, Marcia Rogish, Derrick St.Clair, Jeff Haynes {VIA ZOOM}, Jeff Blough, Shelley Glessner

Directors absent: None

Guests: Mike Jenkins, Pete Mishko, Dan Dively, Brandon Stone, Linda and Lou DelSignore

The meeting was called to order by J. Piccini at 6:00pm

Additions to the agenda were called for: none

The minutes from the July Board Meeting were reviewed. D. St.Clair made a motion to approve; seconded by B. Meneilly; all were in favor; minutes approved.

D. St.Clair presented the Financial Report. Joe went over the Budget to Actuals. There were questions in regards to dam fees, cutting cost, and bank fees. P. Picoulas made a motion to approve the report pending answers to those questions; seconded by B. Meneilly; all were in favor; report approved. (Questions were answered)

Joe went over the Old Business list. An updated copy is included with these minutes.

Joe informed the Board that he and Brad; representing SVDC, Dan Dively with his attorney, and the plaintiffs in the lawsuit met with Judge Rullo. The non-binding 10-hour mediation meeting took place on August 18. Joe stated that no action in regards to the lawsuit will be taken by the SVDC without prior notification to the Lot Owners.

Joe talked about the recent resignations of two SVDC Board Members. B. Meneilly stated that the SVDC Bylaws state that a vacancy "May" be filled. The Board talked about whether or not to fill the vacancies. D. St.Clair made a motion to fill the vacancies with the next two highest vote getters from the May election; the motion was seconded by P. Picoulas. The Board discussed the motion, past practices of filling a position, candidate concerns, and possible special election. Voting in favor of the motion were D. St.Clair and P. Picoulas; all others were opposed; motion failed 6 to 2. The Board tabled the discussion until the next Board Meeting.

The Board discussed the open Treasurer position. M. Rogish nominated L. Rosage to fill the position; seconded by S. Glessner; P. Picoulas nominated D. St.Clair; there was no second. Voting against Marcia's motion were D. St.Clair and P. Picoulas; J. Blough abstained; all others voted in favor; motion passed 5 to 2.

Joe talked about the email that went out to Lot Owners in regards to the broken valve. He stated that we got back 5 responses from Lot Owners. Two stating their approval of the work and three with questions in regards to a 5 year budget, dam assessment money, valve problem/what caused, future cost and warranty of work. Joe read each question and answered each. Some valve questions were given to Dave Zwick from Musser Eng. for a professional response; Joe read his answers. D. St. Clair made a motion for final approval to move ahead with Marion Hill's proposal to replace the valve; seconded by P. Picoulas; J Blough and S. Glessner were opposed; all others were in favor; motion passed.

L. Rosage gave an update on the weeds. He said that the treatment for eelgrass on the five-acre test area was very effective. It was all but eliminated. He also said that the milfoil has been eradicated. Larry informed the Board that a meeting with the Weed Committee, AEC, and Sea Pro will be held on Aug. 24th to discuss the results of the treatments and talk about future treatments and cost, flow rate on our lake and what treatment will work the best, no down time for cutting during treatment, and budgeting schedule. The committee will then report back to the Board.

Joe informed the Board that a building plan approval request (house) from T. Saltarelli was withdrawn. New plans will be submitted next Spring.

A building plan approval request (home addition) for D. Deaner was reviewed. P. Picoulas made a motion to approve; seconded by J. Blough; all were in favor; plans approved.

A building plan approval request (shed) for P. Nunez was reviewed; D. St.Clair made a motion to approve the plans; seconded by M. Rogish; all were in favor; plans approved.

Joe talked about the General Liability Insurance's non-renewal letter. He has been calling other insurance companies trying to get coverage, with no luck. He reached out to the insurance company that represents the company he works for. They will get back to him soon.

Joe talked about the accounts receivable and the outstanding accounts. He will work with Larry to clean up the list.

The change in the jet ski rule was discussed. M. Rogish made the following motion that the rule read "Jet skis and Wave Runners can be permitted with a maximum horsepower of 145. They can be operated on Lake Stonycreek at a speed not to exceed 50 mph in order to ensure a safer water environment for all boaters.," seconded by L. Rosage; all were in favor; motion passed.

Joe informed the Board about an email he received about a jet skier chasing geese on the lake. Joe will speak with the jet ski operator in person about his actions. Any future boating/lake safety concerns should be sent to Sean Daniels, Joe, or Derrick moving forward.

S. Glessner made a motion to adjourn; seconded by P. Picoulas; all were in favor; meeting adjourned 7:26pm.

The Board went into executive session.

Executive session ended at 8:47pm.

The Board went back into the regular meeting 8:47pm.

B. Meneilly made a motion to have a special meeting Sept. 17th with the lot owners to get input on the matter of proposals on SVDC vs Neel etal; M. Rogish seconded. All were in favor. Motion passed.

B. Meneilly made a motion to pay the sanction of \$5813.30 against SVDC upon receipt of the order from judge or be in contempt of court. J. Blough seconded. L. Rosage opposed; M. Rogish abstained; all others were in favor; motion passed.

S. Glessner made a motion to adjourn and M. Rogish seconded; meeting adjourned.

Respectfully submitted: Lynette Fleegle/ Phyllis Picoulas

Next Meeting will be September 16, 2021.