



**CHERRY GROVE COMMUNITY ASSOCIATION MEETING NOTES**  
**September 18, 2022**  
**General Membership Meeting**

**Recorded by Angela Smith**  
**Secretary**

Meeting called to order by Angela Smith at 10:15 am. – prior to the meeting Amy Schreiber thanked various members of the community, the businesses, and the CGCAI members for a great season.

Present: John Adams, Kay Davis, Julien Dorcelien, Eddie Fraser, Sue King, Diane Romano, Amy Beth Rosen, Gary Sacks, Denise Samide, Amy Schreiber, Angela Smith, Ken Wong

Absent: David Medina

<b>Review of minutes of meeting of July 17 2022</b>	Motion to approve from Allison Amron and seconded by Kay Davis - Minutes accepted as written.
<b>Budget/ Treasurer's Report</b>	Sue King gave the Treasurer's report (attached) – YTD: 121K in revenue, \$86K in expenses, net operating revenue of \$35K
<b>Membership Update</b>	Eddie Fraser reported that as of September 18th, the number of CGCAI members are 372 CGCAI Membership Perks are being worked on for 2023 season.
<b>Community House Update</b>	Eddie Fraser reported that following a top to bottom walk through of the house with Charlie Balmer, the following work is needed in the community house: <ul style="list-style-type: none"> <li>● Supply and install 3 back door LED lights</li> <li>● Change-out outlet in RPZ room for heater</li> <li>● Change-out box and switch for basement light</li> <li>● Change-out switch by ladies' bathroom</li> <li>● Change-out 4 LED high-hats for front porch area</li> <li>● Change-out non-operational rear step</li> </ul>



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	<ul style="list-style-type: none"> <li>● Lights/roof deck</li> <li>● Vent out exhaust fan in lower bathroom</li> <li>● Troubleshoot and repair flag light</li> <li>● Cement Board – Ground Level – West Side</li> <li>● Painting</li> <li>● Hang “black-out” blind in Closet</li> <li>● Power washing</li> <li>● Electrical</li> <li>● LED 60-watt bulbs</li> <li>● Door Saddle Rear</li> <li>● Bathroom Screen</li> <li>● Bathroom Mold Treatment</li> <li>● Deck Board Screw Down in Rear</li> <li>● Slop Room Door – Broom Hooks</li> </ul>
<p><b>Committee Updates</b></p>	<p>Each Committee chair provided an update on their committee:</p> <ul style="list-style-type: none"> <li>● Climate Change – Ken Wong:       <ul style="list-style-type: none"> <li>○ The recent Eelgrass presentation was a success and well attended.</li> <li>○ Committee is currently in talks with Suffolk County Septic.</li> </ul> </li> <li>● Post Office – Gary Sacks:       <ul style="list-style-type: none"> <li>○ Gary reported that things have been going well at the PO and thanked Betty and all the PO volunteers for their hard work.</li> <li>○ PO celebrating 100 years this year and a celebration is being planned for June 4<sup>th</sup>, 2023.</li> <li>- Troy Files from Archives proposed a special fundraiser for a bronze plaque to commemorate the 100 years</li> </ul> </li> </ul>



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- PO will close for the season on October 15<sup>th</sup>:
  - Mail forwarding will need to be setup, this costs \$1 and must be completed online, the information will be sent out by CGCAI.
  - All keys for outside PO boxes need to be returned to the PO before October 15<sup>th</sup>.
  - Please buy stamps before the end of the season.
- Beautification – Todd Erikson:
  - Memorial Fund has donated \$12K to the Beautification Committee to fund the 'dock to ocean' project.
  - New house numbers are being created.
  - Updating the walk signs, the original walk signs are underneath the white plastic and seeing if these are salvageable. Also looking at old pictures of the walk signs so the new walk signs can be designed in a similar aesthetic.
- Quality of Life – Angela Smith:
  - Working over the winter on the Code of Conduct/Respect our Community wording and signage which will be in collaboration with the Beautification Committee.
  - Question was raised by Dennis McConkey regarding carts being driven through town. Angela responded that this is also being worked on and will be a focus for spring 2023.
- Communications – Denise Samide/Amy Rosen:
  - The CGFD Pancake Breakfast is back! Floyds will be hosting on October 1<sup>st</sup>, 2022, and the cost will be \$25PP. JoAnn Orfanos will be setting up a QR code for ticket purchases. All proceeds to benefit the CG Fire Department.
  - Amy Rosen reported that email communications / newsletters are frequently sent out. Calendar of events is updated continuously throughout the season, and every effort is made to respond to all emails received in a timely fashion.



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<p><b>Ice Palace Update</b></p>	<p>The new owners of the Ice Palace provided an update:</p> <ul style="list-style-type: none"> <li>● They have made progress on improving customer reviews</li> <li>● Provided an occupancy update and stated that the ferry schedule does hamper the ability to increase the number of guests</li> <li>● Garbage is being taken off island in a timely manner</li> <li>● They are currently looking for a tenant for the Ice Palace</li> </ul> <p>Questions:</p> <ul style="list-style-type: none"> <li>● Ken Wong: Considering culture of CG, how will you maintain the culture? They will be keeping the current 21+ requirement to be on the property</li> <li>● Lorraine Michaels: Could the wall across from the CH be used by Archives as a 'mural'? They can certainly discuss that.</li> <li>● Mitch Volk: Will there be renovations to the hotel? Yes</li> <li>● David Korman: Will there be changes to make the hotel energy efficient? Yes, they have started by doing a lot of patching work to make sure A/C isn't being wasted and also looking into using electric for water.</li> <li>● Julian Dorcelien: Do you have experience with gay communities? Yes.</li> </ul>
<p><b>Property Owner's Association Report</b></p>	<p>Tim Arnold reported the following:</p> <ul style="list-style-type: none"> <li>● New walk signs – working with Beautification committee, original signs may be underneath the existing white plastic. Fundraising will be setup on cgcai.org for new walk signs.</li> <li>● Garbage:       <ul style="list-style-type: none"> <li>- A dumpster will be placed on the dock for garbage after Thanksgiving</li> <li>- Garbage – fridge magnets with QR codes with the garbage schedule.</li> </ul> </li> </ul>



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	<ul style="list-style-type: none"> <li>- No change to recycling of glass. Only options are to have a collection point, or to purchase a machine that would grind down the glass.</li> <li>• A question was raised regarding the notice boards, and some are a little worse for wear – these were donated by the Memorial Fund.</li> <li>• Kay Davis announced that an Angel donor had donated 2 dock flags to DEI, one Progressive Pride and one Gilbert Baker Pride flag, Kay announced that DEI is gifting them to POA for the dock.</li> </ul>
<p><b>Election Process</b></p>	<p>Angela Smith announced the six (6) candidates for Director positions as follows:</p> <p>Five (5) Directors are up for re-election:</p> <ul style="list-style-type: none"> <li>• Julian Dorcelian Eberhardt</li> <li>• Amy Beth Rosen</li> <li>• Gary Sacks</li> <li>• Denise Samide</li> <li>• Ken Wong</li> </ul> <p>In addition, David Medina has concluded three terms of service for which we thank David for his service over the years, he will be missed - Daniel Nardicio is running to replace David Medina.</p> <p>Angela Smith provided the following information regarding the election process:</p> <ul style="list-style-type: none"> <li>• A quorum of 10% of the membership, present in person, via Zoom, or by proxy is required to hold the election, this has been reached as we currently have 372 members.             <ul style="list-style-type: none"> <li>- 83 members in the room</li> <li>- 21 members via Zoom</li> <li>- 9 proxy votes received</li> </ul> </li> <li>• Members eligible to vote must have been members for at least 30 days (confirmed that all 372 members have been a member of CGCAI for at least 30 days).</li> </ul>



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	<ul style="list-style-type: none"> <li>● A candidate requires a simple majority (50% plus 1) of the membership in attendance in the room, via Zoom, or by proxy.</li> <li>● Each of the 6 candidates gave a brief introduction on themselves and why they want to serve.</li> </ul>
<p><b>Voting of Directors</b></p>	<p>Angela Smith ran through the voting for each candidate</p> <p>Each member in the room was asked to raise their paddle, Zoom attendees were asked to use the Hand Raise feature, and proxy vote counts were announced:</p> <ul style="list-style-type: none"> <li>● Julian Dorcelian Eberhardt – Clear simple majority in the room, 9 Zoom hand raises, all 9 proxy votes were a Yes, Julian is reelected to the CGCAI BOD.</li> <li>● Amy Beth Rosen – Clear simple majority in the room, 16 Zoom hand raises, all 9 proxy votes were a Yes, Amy is reelected to the CGCAI BOD.</li> <li>● Gary Sacks – Clear simple majority in the room, 13 Zoom hand raises, all 9 proxy votes were a Yes, Gary is reelected to the CGCAI BOD.</li> <li>● Denise Samide – Clear simple majority in the room, 14 Zoom hand raises, all 9 proxy votes were a Yes, Denise is reelected to the CGCAI BOD.</li> <li>● Ken Wong – Clear simple majority in the room, 13 Zoom hand raises, all 9 proxy votes were a Yes, Ken is reelected to the CGCAI BOD.</li> <li>● Daniel Nardicio – A physical hand raise count was completed in the room which totaled 71, 10 Zoom hand raises, all 9 proxy votes were a Yes, Daniel is elected to the CGCAI BOD.</li> </ul>
<p><b>Other Business/Questions</b></p>	<p>Amy Schreiber announced that the Friday triangle boat would be extended for two more weeks.</p> <p>Lorraine Michaels asked whether anyone knew where the original Post Office was moved to? The current PO was built by the Steins. Michael McPherson stated that Ken Stein’s grandmother was the original post mistress so Ken may know.</p>



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	<p>Andi Porzio asked about the results of the flag survey. Amy Schreiber shared that it was a consensus and not a vote. It was so CGCAI could understand the communities point of view on this topic. It was not to create divisiveness.</p> <p>Troy Files provided an updated on the Archives:</p> <ul style="list-style-type: none"><li>• The Film Festival raised \$33K. Roseland will be available to stream for a limited time.</li><li>• Joyce Yaeger will send the Archives all the bios from the past Honors awards.</li><li>• Stella Anna said they could use help with old photos in determining who people are.</li></ul> <p>Susan Panzer announced that the Art Project end of season ball 'Naughtical' will be held on September 28<sup>th</sup> at the Community house and tickets are available online or at the door.</p> <p>Don Hester provided an update for the Dunes Fund. The fundraiser at Cherrys raised \$3K, and please continue to donate. New snow fencing is going in.</p>
<b>Next Meeting</b>	<b>Meeting adjourned at 11:20AM</b> <b>Next Meeting: May 21, 2023, at 10:00AM in the Community House</b>



# CGCAI, Inc.

Statement of Activity 2021  
January 1 - September 18, 2022

	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEP 1-18, 2022	TOTAL
<b>Revenue</b>										
Beautification Contributions								1,400.00		\$1,400.00
Event sales					2,015.00	1,210.00	5,688.00	1,281.00		\$10,194.00
General donations			25.00	1,000.00		45.00	27,554.00	2,850.00	400.00	\$31,874.00
Honors ads	1,800.00									\$1,800.00
Investment income	4.18	3.78	4.19	3.92	4.32	4.05	3.92	4.46		\$32.82
Membership dues	1.00		3,960.00	15,270.00	11,450.00	1,950.00	1,180.00	300.00		\$34,111.00
Pet station program donations			20.00	40.00	440.00	680.00	100.00	80.00	100.00	\$1,460.00
Rental income					10,000.00		10,000.00	10,000.00		\$30,000.00
Rodent program donations			340.00	380.00	470.00	2,020.00	270.00	820.00		\$4,300.00
Thermacell program donations			240.00	420.00	420.00	3,320.00	950.00	680.00	60.00	\$6,090.00
<b>Total Revenue</b>	<b>\$1,805.18</b>	<b>\$3.78</b>	<b>\$4,589.19</b>	<b>\$17,113.92</b>	<b>\$24,799.32</b>	<b>\$9,229.05</b>	<b>\$45,745.92</b>	<b>\$17,415.46</b>	<b>\$560.00</b>	<b>\$121,261.82</b>
<b>GROSS PROFIT</b>	<b>\$1,805.18</b>	<b>\$3.78</b>	<b>\$4,589.19</b>	<b>\$17,113.92</b>	<b>\$24,799.32</b>	<b>\$9,229.05</b>	<b>\$45,745.92</b>	<b>\$17,415.46</b>	<b>\$560.00</b>	<b>\$121,261.82</b>
<b>Expenditures</b>										
Bank fees & service charges	102.45	25.00	167.87	546.36	445.70	309.07	277.58	116.15	42.44	\$2,032.62
Community House Expenses	2,119.09	838.59	660.00	1,143.72	545.00	2,983.97	5,332.99	950.00	40.12	\$14,613.48
Contract & professional fees		690.00	275.00		1,012.50					\$1,977.50
Event Expenses				2,338.45	675.00	709.89	3,117.27	2,190.00		\$9,030.61
Insurance					6,305.07		1,377.00	35,659.35	676.00	\$44,017.42
Office expenses	660.41	483.60	586.79	624.24	470.18	470.18	975.61	793.04	1,021.21	\$6,085.26
Other repairs & maintenance					125.00					\$125.00
Pet Station Expenses			467.53	-20.00						\$447.53
Rodent Program Expenses			1,425.00	1,900.00						\$3,325.00
Thermacell Expenses						4,500.00				\$4,500.00
<b>Total Expenditures</b>	<b>\$2,881.95</b>	<b>\$2,037.19</b>	<b>\$3,582.19</b>	<b>\$6,532.77</b>	<b>\$9,578.45</b>	<b>\$8,973.11</b>	<b>\$11,080.45</b>	<b>\$39,708.54</b>	<b>\$1,779.77</b>	<b>\$86,154.42</b>
<b>NET OPERATING REVENUE</b>	<b>\$ -1,076.77</b>	<b>\$ -2,033.41</b>	<b>\$1,007.00</b>	<b>\$10,581.15</b>	<b>\$15,220.87</b>	<b>\$255.94</b>	<b>\$34,665.47</b>	<b>\$ -22,293.08</b>	<b>\$ -1,219.77</b>	<b>\$35,107.40</b>
<b>NET REVENUE</b>	<b>\$ -1,076.77</b>	<b>\$ -2,033.41</b>	<b>\$1,007.00</b>	<b>\$10,581.15</b>	<b>\$15,220.87</b>	<b>\$255.94</b>	<b>\$34,665.47</b>	<b>\$ -22,293.08</b>	<b>\$ -1,219.77</b>	<b>\$35,107.40</b>





# CGCAI, Inc.

## Statement of Financial Position

As of September 18, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Chase Checking	43,423.03
Chase Savings	250,031.35
PayPal Bank	1.00
<b>Total Bank Accounts</b>	<b>\$293,455.38</b>
<b>Total Current Assets</b>	<b>\$293,455.38</b>
Fixed Assets	
Improvements	31,729.43
<b>Total Fixed Assets</b>	<b>\$31,729.43</b>
<b>TOTAL ASSETS</b>	<b>\$325,184.81</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
<b>Total Liabilities</b>	
Equity	
Opening balance equity	263,954.82
Retained Earnings	26,122.59
Net Revenue	35,107.40
<b>Total Equity</b>	<b>\$325,184.81</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$325,184.81</b>