

Silver Lake Institute
Board of Trustees Meeting – June 15, 2024

Present: Colleen Christmann, Kevin Colburn Bob Cook, Brad Huber, Jill Knitter, Tom Kraft, Jim Kwiatkowski, Jeanne Owens, Peggy Phillips, Bill Schaefer, Kris Schultz

Absent: Julie Hoffner

Visitors: Craig Bateman, Larry Beman, Aaron McConnell, Kelly McMurtry, Linda McMurtry, Mary Sceusa, Russ Sceusa, Joe Szwaczkowski, Ray Willkie

Opening Prayer: Tom Kraft

Declaration of Quorum: 11 of 12

Visitor's Concerns:

- Linda McMurtry shared concerns regarding the AirBnb cap and feels deceived by the policy due to crime rate increases caused by short-term rentals. Current cap is 16. Kris reiterated policies were made with the SLI attorney and conversations with the Institute and Board. Linda also shared concerns about rental parking versus residential parking near her property. Possibly designate "Resident Parking Only" signs or two parking permits per rental. No further discussed ensured.
- Discussion pursued regarding AirBnb ownership, renter/owner maintenance, etc. Colleen will look into policies for reporting a potential rental owner not keeping up with property maintenance.
- Bill made a suggestion to have the Town of Castile paint a crosswalk over Perry Avenue near the stairway crossing to Burt Park
- Aaron McConnell came to introduce himself to the board and is interested in running for the open trustee position. Aaron lives at 88 Janes and is remodeling a house on Hedding. Aaron is a mechanical engineer who plans to move here full time when his teen-aged boys leave home.

Bookkeeper/Registrar: Craig Bateman

- Trees:
 - Ames Avenue (Palmer) – Top of tree is healthy; Arborist to assess health
 - Camp Road (Gilbert) - Located on Castile right-away; SLI has no issue to remove

- Property Transfers Approved on June 3, 2024
 - 3867(32) Perry Avenue – Kirstyn Applin to Marianne Luna
 - 4090 Lakeside Avenue (property) – Paul Penner to Mark Dahlquist
 - 4090 Lakeside Avenue (Brocklehurst Cottage) – Paul Penner to Letetia Dahlquist

- Taxes
 - 2023 Back taxes \$299.00 (hopefully to be received by July)
 - 2024 taxes - \$67,779.19 received; about 52% of dollars; 56% of residents received

COMMITTEE REPORTS:

Investments/Finance/Legal Affairs: Kevin Colburn

- No changes since last meeting

Spiritual Life: Larry Beman

- Schedule is full for the summer with a huge variety of patriotism, Christmas in Summer, etc.
- Meditation sheets available at Blue Dock for short walks. Ideas always welcome.

Programs: Julie Hoffner

- The program committee is ready for the season to begin on July 3rd with the Bike Parade and Piñata for the kids
- First concert is Friday the 5th featuring The Perry Community Band at the Blue Dock
- Have a wonderful full schedule planned for the summer and hope all will come out to enjoy the many programs each week
- Still waiting for the State to come through with the funding for the grant. The latest is that it MIGHT be the middle of July. But we all know how reliable the State is!!!

Playground: Peggy Phillips

- Horseshoe pit completed by Steve Re and ready for use. Horseshoes are located in box by pickleball court.
- Four Square pad to be painted when weather permits
- Swing set painted by Joe S. and looks brand new!

- New mulch ordered for children's playground
- Split rail fence around playground completed; kudos to Steve Re, Joe S., and Derek Cornell
- New basketball hoop is up and ready. Pads were also purchased and placed around poles for safety.
- Low spot in pickleball court to be repaired. Repair items were purchased. Need volunteers. Please contact Peggy Phillips.
- Butterfly garden is almost complete behind backstop; kudos to Kelly McMurtry and Lisa Schiske
- Would like to discuss with the board to get estimates for mulch for future children's playground

Silver Lake Association: Peggy Phillips

- Future SLA meetings to be held at the Club on Silver Lake starting July 13th
- Warrior House is remodeling
- Perry Market plans to change hands at the end of July 2024 (purchased by a Boston company)
- Silver Lake memberships and old-fashioned flares on sale now. A table will also be set up on July 3rd for last-minute purchases. Contact Peggy Phillips.
- Battery operated flares can be purchased by scanning the QR code on the SLI Facebook page with all money going to C.L.E.A.N.
- June 15th at Village Park Rotary celebrates 100 years
- July 20th Golf Tourney at The Club on Silver Lake (still need items for Raffle Basket). Contact Peggy Phillips.
- August 15th Old Orchard Beach Bass Contest
- Post meeting speaker on July 13 is Mike Pepper who will be discussing trusts and life estates for families
- C.L.E.A.N. information can be found on their website:
<https://cleanatsilverlake.org>
- Silver Lake Association information can be found on their website:
<https://silverlakeassociation-wny.org>

Children's Program: Peggy Phillips

- Bike Parade and Pinata to take place at the Blue Dock at 3:00pm on July 3rd!

Grounds: Jill Knitter

- Met with Stacy and Brad at Epworth last weekend. Determined which windows were to go back in and which were coming out for repair, paint, glazing or all of the above. Derick and Joe took out 8 this week for Stacy to pick up for prepping this weekend along with 3 additional windows she will remove.
- Weed eater died and Derick purchased a new one for \$330 which will work with our current pole saw.
- Jill purchased 5 hydrangeas; planted with Derick along the bank above Park Ave.
- Derick dug holes this week for the new railing which Brad has already built and installed adding an arbor at the top of the stairs.
- Dumpster Day was a success again this year.
- Executive Session - Letters have been sent to the residents who have consistently neglected their properties
- Larry stated that spot painting will be done on the Blue Dock
- Hole and loose board reported on the Blue Dock; cone to be placed near the hazard area

Lakefront: Jill Knitter

- The hole has been dug and the pole has been installed for the new Sea Serpent sign on the Greenway. Derick will be trimming back the large bush next to it.
- SLI will be getting bids for repair/replacement of the concrete marina dock to include shoring up and making improvement to the blue dock, adding a kayak platform and storage and cleaning up and adding new stone to the parking area. Jill would like suggestions for companies, including the 2 that are working on bids for mason work to Epworth and Hoag.
- Jill addressed that the brackets are pulling away from the concrete walls at the marina. Maybe get bids, place stone. Brad discussed grants available.

Treasurer's Report: Jill Knitter

General	\$ 67,024.05
Epworth	51.00
Rentals	8,004.57
Reserve	1,162.31
SLE	<u>34,561.24</u>
Total	\$110,803.17

Hoag: Jim Kwiatkowski

- Masonry and foundation inspections were done by two different masons. Both agreed that the foundation was sound and no major work was needed.
- Awaiting a quote on repointing the brickwork
- One downspout is plugged and one is needed on the west side.
- Routine fall gutter maintenance is needed (actually for all three buildings)
- The west side of the building needs to be repainted to include the window frames

Stoody: Bill and Kathy Schaefer, Linda Mairs

- Still need hosts for July 20 Saturday Morning Café
- The board is hosting breakfast for the cottage owners meeting

Silver Lake Experience: Kathy Schaefer

- 142 people registered
- In good shape financially
- 18 workshops are closed; one cancelled
- Still need volunteers; if interested, contact Julie Hoffner or Jeanne Owens
- Currently working on logistical details. Logistics meeting on July 22.
- May need volunteers with golf carts to transport guests to their workshops

Long Range Planning: Bob Cook and Tom Kraft

- Working on reorganizing the committee
- Plan to get together with Jeanne and Colleen to summarize last year's meeting

Communication Committee: Colleen Christmann and Jeanne Owens

- New Residents Meet & Greet will be June 22. Eight families have been invited.
- A-frame sign moved to the opposite side of Perry Avenue. More action noted.

Rules Committee: Tom Kraft

We have sent out several letters to people who the Trustees determined were in serious violation of our rules. Others were contacted by a Trustee. The results are

incomplete. Some residents have responded and are trying to comply with our rules. Others have not responded. The letter gives them thirty days before we institute fines, so we are still in that thirty-day period. A few things have become apparent in the process. Obviously this enforcement phase of our process will take time, patience, and diligence to get it right. It has been my experience so far that most of our residents are pleased we are taking action.

Recommendations:

- 1) We need a letter to the person instigating a complaint that acknowledges a complaint has been made, and the Trustees are responding. I took it upon myself to send out one such response that I forwarded to all Trustees. I do not believe a letter with the resolution of the complaint is advisable.
- 2) There are complaints and concerns that are probably best handled by a conversation with the violators instead of a letter. Many complaints do not rise to the seriousness of a letter, and a simple conversation can address the concern. However, it is not listed as an option in our process and probably needs to be added.

I would suggest an addition to 6.04.b that would read:

Each complaint about violations of our rules will be reviewed by the rules committee, or our Executive team, or a designated Trustee(s). If the complaint cannot be resolved with a conversation with the homeowner, a recommendation for further action will be made to the full Board for action that could include a letter and/or fines.

Motion to approve Brad / Seconded by Tom Kraft / All approved

Grants Committee: Brad Huber

- CFA Grant (Stop Water Intrusion, Secure the Structure)
Gutter quotes have been obtained, and Proform Gutters has been selected for the installation of larger K-style galvalume gutters at a cost of \$11,461. The installation will use strap hangers placed under the shingles. This work was not part of the original CFA Grant scope, but due to cost savings in other areas, we might be able to relocate this funding. We are currently awaiting approval from the State Historic Preservation Office. In addition, Wyco will connect the new

gutters on the western facade to the new French drain system. We are requesting an additional reallocation of \$2,370 for this work.

Two masons have visited Epworth to bid on the masonry work included in the CFA Grant. We are currently awaiting their bids and may schedule the work this year if the budget allows for prepayment of the contractor.

Our first reimbursement request has been prepared and submitted, covering 100% of the funds spent. Thanks to volunteer labor, we met our 25% match requirement without out-of-pocket expenses. NYS values volunteer labor at \$37.29 per hour. Please thank all who contributed technical drawings, site supervision, preparation, cleanup, etc., for their significant cost savings to the Institute.

- **Wendt Grant (Finish the Basement/Add Additional Bathroom Upstairs)**

After the board reviewed the renovation plans for Epworth, we started obtaining bids to apply for funding. The application will be submitted in the fall, with work starting next year if approved. Harding has bid \$25,000 for all new plumbing, including hot water, additional bathrooms, a janitor's closet, and a new basement kitchen. Masons are preparing estimates for work not included in the CFA Grant, such as a sidewalk to Ames Ave, refacing the concrete block wall in the bathrooms, and mop-able epoxy floor finishes.
- **Pomeroy Grant (Sea Serpent Marker)**

The location for the marker has been secured beside the overgrown bush across from Hoag on the Greenway. All interested parties have agreed to this placement. Derrick will cut the hole and set the post for the unveiling in July. Senator Borrello has decided not to attend.
- **DASNY Grant (The Old Roof Grant That Is MIA)**

The Landmark Society is working with Senator Cooney (D) of Rochester to forge a bipartisan solution, though progress is slow. They have requested a current project description. Please confirm if this has been sent. A knowledgeable source suggests putting pressure on Governor Hochul office repeatedly, a tactic that has worked for other grantees.
- **PNY Grant (Historic District Expansion)**

No significant changes. Application submitted, should hear back in August. LSWNY chosen to be the consultant (\$11,700 Service Fee+ \$400 Travel Fee). PNY

to cover 80% our match 20% = \$2,380. Will expand access to homeowners who need assistance with repair costs on their cottages.

- Rotary Lunch

Glynn and Rosie visited the Perry Rotary Meeting to share our progress on grants and work on historic buildings. They encouraged community groups to rent our spaces for small group meetings. The visit was subsequently written up in the *Perry Herald*.

Discussion ensued regarding the rental of these buildings – contact, insurance, liability, code compliance, ADA, etc. Rules Committee will have an initial discussion regarding those noted and more.

Epworth: Kris Schultz for SLI Board

- On Sunday June 2 and 9 commercial masonry contractors inspected the lower level of Epworth to prepare bids for the repair of the support piers and for future masonry repairs.
- On Sunday June 2, Brad Huber started cleaning and organizing the lower level of Epworth.
- To take advantage of dumpster day, a group of volunteers removed unwanted items from the lower level last Friday night. Sharon and Bill helped to identify all items that were to be kept.
- The lawn restoration should be completed prior to SALE from the curtain drain project.
- \$140K earmarked for renovation

History & Preservation: Brad Huber

- Epworth windows for 2023 were done and reinstalled thanks to Joe and Steve
- Pulled next set for 2024
- Top of the arbor to be remodeled after the train station

Nomination Committee: Julie Hoffner

- Peggy Phillips, Kris Schultz, Jeanne Owens, and Bill Schaefer's seats are up

OTHER BUSINESS:

Preservation Covenant for Epworth Hall

- Kevin explained and read Covenant:

RESOLVED, that Silver Lake Institute is authorized and directed to agree to the terms and conditions of any required deed of easement granted to OPRHP that affects title to real property owned by the corporation and improved by the grant funds, which may be a duly recorded public access covenant, conservation easement, and/or preservation covenant.

Motion to adjourn to Executive Session: Kris Schultz • ***Second:*** Peggy Phillips
All Approved • Meeting adjourned at 11:34am