

Benton Beach Corporation
Regular Board of Directors Meeting
July 12th, 2010

Present:

Joel E. Helander
Kate Fales
Todd Chemacki
Lynne S. Ott
Ellen B. Fales

Absent:

Jennifer B. Ruiz
Carolyn B. Helander
Marjorie B. Spalding (Honorary Member)
Donna S. Chemacki
Heather Collinson

Quorum: The meeting was called to order at 7:00pm with a quorum present at the home of Joel Helander, Vineyard Pt. Road.

Secretary's

Report: The minutes for the meeting held on June 14th, 2010 were read aloud. The following corrections were made: On page 2, change "back" to "pack" under Cattle. On page 3, under Work Day the beach house was also cleaned for work done on that day. Todd made a motion to accept the minutes as amended. Ellen seconded the motion and it carried.

Treasurer's

Report: Ellen reported that there had been \$327.86 in income received for the period and \$414.75 in expenses. The opening balance on 06/14/2010 was \$2074.94 with a closing balance of \$1988.05 as of 07/12/2010. There are still 11 out of 37 outstanding assessments. Second shareholder assessment notices were sent out last month. Todd made a motion to accept the treasurer's report as presented. Kate seconded the motion and it carried. A copy of the report is enclosed.

Calendar

of Events: Please contact Kate (kate.fales@gmail.com or 401-932-5894) for event scheduling. Events scheduled include:

- Saturday, July 31st - Annual Benton Family Picnic Starts @1:00 pm
- Friday, August 6th - Sunday, August 8th - Campout hosted by Tim and Sharon Chemacki 12pm Friday-12pm Sunday; Max 25 ppl.

- Friday, August 13th – Thursday, August 19th - Campout hosted by Ellen Benton Fales and Sandy Benton Schaefer 12pm Friday-12pm Thursday; Max 10 ppl.
- Monday, August 23rd – Picnic/Campfire hosted by Sarah Cabrera 6:00pm-10:00pm; 10-15 ppl.
- Tuesday, August 24th - Wednesday, August 25th - Campout hosted by Laura Collinson 12pm Tuesday-12pm Wednesday; Max 5 ppl.
- Saturday, August 28th - Picnic hosted by Eliot Benton 12:00pm-8:00pm; 40-50 ppl.

Fireplace

Update: Mike Schaefer will work on the new fireplace in September or October. The approximate specifications of the fireplace are as follows: 4.5 ft. wide by 3 ft. deep by 20 in. high.

Technology:

Tim Chemacki is currently putting up content on the new website, bentonbeach.com. He is looking for anyone who understands web design, development, and hosting so that he can split up the maintenance responsibilities. If you are technologically savvy in this area please contact Tim or Kate to help out.

Mowing

Schedule: Lynne Ott is coordinating the mowing schedule this summer. People are still needed to mow in August and September.

August 6th: Open

August 13th: Ellen Fales

August 20th: Open

August 27th: Holly Whelan

September 3rd: Open

September 10th: Open

September 17th: Ellen Fales

September 24th: Open

Please contact Lynne to help out, especially if you are at the beach for a weekend event.

Newsletter: Please continue to send submissions at any time for future newsletters! Poems, articles, photographs, etc. are welcome. Any submissions should be sent to Tim Chemacki: (space.explorer@gmail.com).

Fireplace
Maintenance:

The board would like to continue to remind everyone about the proper usage and disposal of material from the fireplace. Ash **MUST BE** deposited behind the designated boat storage area, east of the eastern breakwater. Do not mix sand with ashes!! It creates a mess on the beach and in the fireplace. Do not extinguish fire with sand! Ellen did put up a sign on the back log behind the fireplace indicating where to dump the ash.

Family
Picnic:

The annual Benton Family Picnic will be held on Saturday, July 31st starting at 1:00pm. The downpour date will be Sunday, August 1st. The theme is “old fashioned favorites”. This can include recipes and clothing if you would like. Ellen sent out a notice about the family picnic. Tide is high at 3:16pm. Bring one main dish and an appetizer or a dessert. Bring your own drinks. The board will provide the paper goods.

Tornado
Damage:

On Roger’s Island there were about nine sumac trees that came down during the high winds from the recent tornado. Todd Chemacki brought down his chain saw to cut down the trees and then moved the brush with Joel. He also pulled the stumps of the trees out with his truck. Joel then filled in the holes with the sand to level out the ground. Todd brought the stumps to the stump dump. As a result of the damage there is almost a natural window view to the ocean from Roger’s Island. Todd made a motion to cut the remaining brush (no existing trees to be cut) no bigger than 10ft wide to create a natural window view to the ocean. A board member must approve this and be present during the cutting. Ellen seconded the motion and it carried.

Picnic

Tables: Ellen is taking one of the benches home from the old round table to fix. While the benches are still in decent condition the current round table is unable to be fixed and not usable. Joel made a motion to authorize Ellen to spend up to \$200 to buy a new round picnic table (without benches) that she has researched that is similar to the existing table under the canopy. Todd seconded it and it carried.

Cabana

Repair: Donna spoke to Edwin about the cabana umbrella that is in need of repair. Edwin agreed to get the chicken wire to use as a base for the umbrella. Edwin is also willing to teach a few people how to redo the umbrella. Donna will touch base with Edwin when she returns from vacation about the next step. It may be a possibility to gather the phragmites needed at the fall “work day”.

Outhouse

Maintenance:

The beach is a busy place in the summer. Therefore, hosts of events are responsible for the cleanliness of the outhouse both before and after an event. This includes cleaning the inside of the stall (cleaning supplies located on the shelf above the toilet seat). Also, if the sawdust pile under the seat is high, hosts should unlatch the back panel of the bin and use the wire rake located there to rake the pile towards the back of the bin.

Outhouse

Repairs:

The board has recently noticed that the ventilation screening in the outhouse was covered up by fiberglass panels when it was built. This makes the outhouse very hot. Ellen will ask Eliot if he is willing to cut the fiberglass over the vents.

Agreement

With Zabels:

The recent tornado damaged the west fence line on the Zabel's property. Billy Zabel seemed to imply that the fence line stated in the agreement referred to the fence line on all sides of his property. The intention of the board was to only refer to the fence line that runs through the Zabel's property. The document does not address all four sides. The Zabel's attorney will contact Joel to update the agreement.

Beach

Road:

Todd and Ellen pulled down some hanging branches on the beach road after the tornado. Joel and Ellen will take some more of the brush and branches into the brush pile in the long lot. There is also a cherry tree on the Leary's property that is close to falling down. It would block the road if it does. Ellen was concerned about the stakes on the side of the road from the survey last year. Joel stated that some of the stakes, not all, are property markers that cannot be removed by law. The stakes that are tie lines can be taken out. Joel suggested that the stakes that are boundary markers be pounded in a few more inches to make them slightly less visible. Joel will do that when he mows this week.

Next

Meeting:

The next meeting will be on August 16th, 2010 at 7:00pm at the home of Joel Helander on Vineyard Pt. Rd. in Guilford.

Adjourn-

ment:

Lynne made a motion to adjourn the meeting as business was completed. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Kate Fales
Secretary, BBC

–Benton Beach Corporation–
Treasurer's Report
July 12, 2010

Income

Shareholder assessments received (6 shareholders).....	327.86
(11/37 shareholders still outstanding)	
TOTAL INCOME.....	\$ 327.86

Expenses

Guilford Tax Collector, 2010 Tax Bill	95.19
Medlyn Farm, firewood, 1/2 cord spring, 3/4 cord 6/21.....	300.00
Kate Fales, postage.....	19.56
TOTAL EXPENSES.....	\$414.75

Recapitulation

Opening balance from 6/14/2010.....	\$ 2,074.94
Plus income (above).....	+ 327.86
	... \$2,402.80
Minus expenses (above).....	- 414.75
Closing balance in operating account (7/12/2010).....	\$1,988.05

Other Accounts

*Capital Account (as of 3/26/2010).....	\$18,870.16
Legal Account (as of 3/26/2010).....	\$ 4,785.50

*CD rolled over on March 29, 2010
New 1 year term at 0.9%

Respectfully submitted,

Ellen B. Fales, Treasurer