

Ferry Beach Park Association

5 Morris Avenue, Saco, Maine 04072

207-282-4489 [www.ferrybeach.org](http://www.ferrybeach.org)

FBPA BOARD MINUTES

IN ATTENDANCE Staff Executive Director, Cathy Stackpole; Board President, Paul Provencher; Vice President, Barbara Crowley; Treasurer, Carolyn Hodges; Secretary, Marty Burgess; Board members: Steve Fogg, Ron Willett, Cyd Melcher, Lydia Gibb, Jaime Lederer, David Beseda, Deb Best

September 6, 2015

12:15 Open by Board President Paul Provencher, opening statement.

Moderator if needed Carolyn Hodges.

Time keeper Marty Burgess.

Agenda and consent to accept minutes and submitted reports.

Barbara Crowley move to approve the consent acceptance of agenda and minutes of previous meeting, (Lydia abstained) All others affirmative.

End

Carolyn Hodges presented the financial report.

We remain in the black.

On track with budget.

And no use of LOC!

Long term debt review, the only change is that we continue to make progress – on time and current with payments.

Cathy Stackpole added - Conferences that are initiated by outside organizations, Steve Andrews for example, great addition to revenue.

The financial categories continue to be defined and consolidated to reflect what happens during weekend church shoulder season rentals summer conferences.

Other news – City of Saco returned $20,000 escrow account.

Hopkins house continues to need financial support.

Gardner has been earmarked with funding for landscaping and furniture.

October is the target time to plan the 2016 budget.

Cyd Melcher moved to accept financial report as presented, Steve Fogg second.

Unanimous Acceptance.

End

Cathy Stackpole management report.

Discussion re: annual meeting to be held earlier as part of our process of refining our annual cycle. Deb Best will explore remote attendance options.

By law changes may be needed to enable remote voting.

Staff has been shifting with marketing being a major focus.

Fall Harvest Dinner

November 14 as a fundraiser focusing on the Tom Allison Challenge.

It looks like we have to use Pangaea foods for the dinner.

The Hopkins house was required to have a robust fire suppression system. This was an added expense and is now installed.

It is likely that any future renovations and building with have this issue (fire suppression) since it is part of the current building code.

There is a need to get engineering report - MFL Engineering – of the Dolphin room and annex loft/art room section of Quillen. We need to decide if we can renovate or if it needs to be torn down – if tear down, we need to be ready to rebuild it fast so we do not lose the foot print.

We will be requesting a possible time line, safety of the space being used now. Further discussion is needed for the process of the project.

Carolyn Hodges moved ‘FBPA board of directors authorize the executive director to obtain further structural evaluation and risk assessment of the Quillen annex. The estimated cost of the evaluation and risk assessment being $1200’.

Second by Steve Fogg.

Unanimous acceptance.

Discussion regarding the need of a capital campaign for the possible rebuild.

Software changes and coping with registration discussed.

Had to change a compressor in dining hall.

Heater in Dolphin room continues to limp along EEI continues to refuse to use cold weather fund to replace it.

Dec 1st deadline to use the matching grant from Tom Allison. Current $20,000.

Looking for new asks, with small donations, using <http://www.faithify.org/> crowd sourcing site along with church presentations.

Suggestion to have fundraiser information at registration, currently it is presented at evaluation, board is encouraged to do personal asks.

Mr. Frazier Smith upon his passing left $50,000 from his estate to FBPA. This is not earmarked and is being held for further discussion.

Halloween party is being offered to community.

Ongoing church speaking engagements continue.

Cathy will be attending Rowe camp, and Upstate NY conference with her peers.

Beach Keepers have 23 individuals trained and ready to go; still need volunteer coordinator.

Food Service discussion

Pangea ratings were poor quality, with possibility of food poisoning concerns.

Will continue to do evaluations during the meals.

We continue to be in conflict with the rate paid, pricing for ‘weekends’ as compared to ‘conferences’.

The bill dispute is ongoing and frustration is high, Pangea has retained an attorney.

End

President’s report Paul Provencher.

This year we will have a series of retirements from board service.

Paul Provencher is on his last term and will be volunteering on the Nomination Committee.

Jamie Lederer will be completing her board service and will be volunteering on the program committee.

Steve Fogg remains non-committal for further service.

Ron Willett is willing to be reelected.

And Cyd Melcher is currently non-committal to reelection.

The nomination Committee consists of:

Rick DeWolfe

**Sue Gabrielson**

D’vorah Kelly

Brad Cohen

Any nominations should be sent to one or more of the nomination committee members.

The financial sub group has been filled by Rudy Gabrielson and Wayne Forester.

The current treasurer position held by Carolyn Hodges will need to be filled in 2018 per term limit requirement.

End

EEI update Barbara Crowley

Five issues remain in contention, ‘summer visitors’ and parking being one; what FBPA plan B for when the weather is dangerous (emergency housing); parking overall; the thermostats; and the cold weather fund use.

EEI continues to demand that we renovate Gardner in order to use the cold weather fund for heater replacement in Dolphin room.

The lawyers plan on talking and then it is off to arbitration.

There is a history of ‘cold creep’ that the season was extended over time and the buildings are not able to cope with the occupation – start one week earlier and end one week later than 5 yrs. ago.

Pangea continues to provide food service to EEI, there has been an attempt to put FBPA in the middle and somehow be responsible for the arrangement. Overall this remains a hostile relationship.

Cathy S went to EEI annual meeting, they are currently looking to purchase a location for themselves.

End

Comments from audience.

1:50 move by Carolyn Hodges to go into executive session.

Second by Steve Fogg.

Unanimous acceptance.

Deb Best motion to come out of Executive session.

Second by Steve Fogg.

Unanimous acceptance.

Adjournment 2:20