

**Crystal Beach Betterment Association**  
**Annual Meeting Minutes**  
**June 22, 2025**

The meeting began at 4:05pm with eight residents in attendance.

Roll Call:	Brian Case	- President
	Gale McArdle	- Vice President
	Phil Parcels	- Treasurer
	Lisa Maslyn	- Secretary
	Lee Boorman	- Board Member
	Dianne Boorman	- Board Member
	Bob Fladd	- Board Member
	Vickie Tucker	- Board Member

President Brian Case      Pledge of Allegiance

Welcome and Introductions by Vice President Gale McArdle.

Lisa Maslyn ( Secretary ) gave a synopsis of the minutes from the 2024 Summer Meeting to refresh those in attendance. The board accepted the minutes from 2024 as reviewed.

Phil Parcels ( Treasurer ) Phil reviewed the status of the bank account at this time, detailing the amounts in the various lines. The Board accepted the report and there were no questions from the attendees. Some discussion was held on the history of what percentage of the households pay dues, which hovers around 50%.

Lee Boorman & Bob Fladd presented a brief review of the various beach and park maintenance projects completed and in progress, include the restoration of the main beach playset. Volunteers have been very helpful and are always needed.

Vickie Tucker noted her Fundraising committee had researched having a chicken barbecue done by Gale-Wynn but due to the 300 meal minimum and the less than desirable date we were offered, it was decided to forego this particular idea.

It has been decided to merge the two volunteer groups into one and divide tasks by each volunteer's interest and capability.

New Business – Gale noted the Spring and Fall cleanup days get a turnout of regulars who are getting older and may not be able to cover all the necessary work themselves. It has been decided by the Board that going forward, it makes sense to go out for bids from landscaping companies for this work. Interested residents are still welcome to weed and plant annuals as they would like.

Additional items covered were as follows:

The CBBA board met and did a document clean up and organization project that got rid of many duplicates. Legal and other paperwork was organized by timeframe and topic and everything has been centralized into two large file boxes.

The board has contacted Canandaigua attorney John Polimeni, Esq. to be the attorney of record for the Board for any legal matters going forward.

The board continues to work on the welcome leaflet for new residents and is also creating a database of the Air BNB and VRBO short term rental units and their owners. There will be an effort to cross reference this information with who has paid dues, and send a letter to any who fail to pay a fair donation for the use of the property by their customers.

It was noted that the Town of Gorham has its Garage Sale on the weekend of July 19<sup>th</sup> - CBBA residents can do their community sale at the same time.

Information was again relayed about The Ontario County Sheriff's 'not an emergency' number and if you see something going on, please call them. A deputy will come out and look into any concerns regarding activities in the parks or on the beaches. The quiet hours are between 10:00 pm and 7:00 am. There should be no vehicles parked after 10:00 pm at the waterfront or other parks. The parks are carry in and carry out. All chairs and other things left at the beaches will be thrown out, so please take all your garbage and personal items with you when you leave the beaches and parks.

Old Business:

Nomination and election of officers:

Bob Fladd reviewed the requirements for becoming a member of the CBBA, which include: assisting the board as a volunteer for one year and emailing the board to introduce yourself and provide information as to why you would be a positive asset to the organization. No one at the meeting had an interest at this time and no emails had been received.

In light of Brian Case stepping down as President after many years of service (but remaining on the board as a member), nominations for President were called for.

Vice President Gale McArdle was nominated for President and a motion was made and seconded to accept the nomination and vote for Gale McArdle for the position of President. All present voted AYE and Gale was sworn in after the meeting adjourned.

It was moved and seconded to nominate Vickie Tucker for the Vice President role. All present voted AYE and Vickie was later sworn in as this officer.

All current members of the Board wish to continue in their positions under the terms on record which were briefly reviewed.

Those present gave a round of applause for Brian Case for his long running advocacy and service to the Crystal Beach community.

Meeting adjourned at 5:00 PM.

Next regular meeting of the Board will be held July 21 at 6:30PM at San Giorgio's store.