

Crystal Beach Betterment Association

Annual Meeting Minutes

June 14, 2026 | San Giorgio's Pizza | 4:59 PM – 5:53 PM

President Gale McArdle

Vice President Vickie Tucker

Phil Parcels Treasurer

Lisa Maslyn Secretary

Lee Boorman - Board Member

Dianne Boorman - Board Member

Bob Fladd - Board Member

Brian Case - Board Member

Call to Order

The Annual Meeting of the Crystal Beach Betterment Association was called to order at 4:59 PM on June 14, 2026. Due to inclement weather, the meeting was relocated to San Giorgio's Pizza. A quorum was confirmed with 20 members in attendance, including directors. The meeting opened with the Pledge of Allegiance.

Reports

Secretary's Report

The Secretary's report from the 2025 Annual Meeting was distributed and reviewed as background material.

Treasurer's Report – Phil Parcels

Phil Parcels presented the Treasurer's Report. Key figures:

- General fund balance: \$31,000
- Actual income to date: \$8,300 against a \$13,000 budget
- Only 91 of 266 community members on the roster have paid dues
- Suggested donation is \$85; contributions are generally at or below that level

Overall assessment: the CBBA is in good financial health, but income is trending downward. It was noted that short-term rental (Air BnB) properties — estimated at approximately 8% of the 266-member list — are among those not paying dues.

Motion: Gale moved, and Vickie seconded, to accept the Treasurer's Report. Motion carried unanimously (all ayes).

Property Assessment Update

The Town of Gorham conducted property assessments this year. CBBA properties increased in assessed value. The Association did not file a grievance to object to the assessments.

Bylaws Revision Project

The Secretary presented an update on the ongoing Bylaws revision project, including the engagement of the law firm Harter Secrest & Emery (Rochester). Three principal objectives were identified:

- Update the Bylaws to conform with current New York Not-for-Profit Corporation Law
- Add language addressing indemnification and director/officer liability
- Tighten procedures governing board authority to sell Association property

Member Questions & Discussion:

- A member asked whether the Association can compel payment of dues. The Secretary acknowledged this is difficult to enforce.
- A member asked what type of not-for-profit the CBBA is. The Secretary was unable to answer on the spot but subsequently forwarded a copy of the Certificate of Incorporation to the member; the Association is organized under Section 420 of the Not-for-Profit Corporation Law.

Maintenance & Property Report – Lee Boorman

Lee Boorman reviewed maintenance and repair work completed during the 2025 season and circulated a to-do list for 2026. Key points:

- A community survey was distributed (note: pens were not available at the time).
- Going forward, seasonal clean-ups will be contracted to a landscaping company. Candidates are currently being sought.
- One member asked whether any major capital items are due for replacement. Main Beach walls and railings were identified as items to watch.

Real Property Matter – Waldman Agreement

Director Bob Fladd explained a real property transaction involving the Waldman family:

- The CBBA agreed to accept back a small triangle of land within the CBBA boat launch right-of-way.
- In exchange, the Association granted the Waldmans a license to encroach approximately two feet where their break wall is situated.

Communications

Gale reported that a private Facebook page for the Association will be established to improve member communications.

Community Announcement – Memorial Service

David VanGorder shared remarks about his family's history at Crystal Beach. His father had long loved the area before the family purchased property here. Following his father's passing, his ashes were placed in the Moose River, and a memorial will be held at Crystal Beach.

Details:

- Date: Friday, June 19, 2026
- Time: 9:30 AM
- The Coast Guard will be present (his father served 1964–1970)

Recognition

Member Dan Ryan offered public recognition and appreciation for San Giorgio's Pizza, noting the store's 17-year presence in the community. Members expressed interest in doing something to honor the store's contributions.

Community Concerns & Open Discussion

Lynn Klotz encouraged CBBA members to attend Town of Gorham meetings regularly to advocate for the community on issues including roads, drainage ditches, and pet waste. Town meetings are held on the third Wednesday of each month.

Jeannie Hemry raised concern about drainage ditches becoming backed up and causing problems in the community.

Several members noted the issue of short-term rental properties not paying dues, representing approximately 8% of the membership list.

Social Event Ideas

Members offered suggestions for future social events:

- A "Turkey Trot" — a flexible-time walk with food
- A Block Party with food

Board of Directors – Elections

The following nominations were made and approved:

- Lee Boorman – re-elected for a three-year term
- Dianne Boorman – re-elected for a three-year term
- Brian Case – elected for a one-year term

Nominations were made by Bob Fladd. Motion carried unanimously (all ayes).

Adjournment

There being no further business, the meeting was adjourned at 5:53 PM.

Secretary, Crystal Beach Betterment Association