

Minutes of the Board of Directors Meeting  
South Seaville Camp Meeting  
May 27, 2023  
Grove Hall and Zoom

Board members present: Dave Carey, Cindy Davis, Steve Elliott, Tom Fisher, Phil Forsythe, Paul Hammond, Jill Lawlor, Sam LeHew, Dave Peiffer, Carol Pickering, Jai Piek, Don Polk, Dave Pustai, and Doug Thomas

Participated on Zoom: Jack Orr

Board members excused:

Additional Executive Committee members present: Sally Andersen and Greg LeHew

Others present: Brenda Carey, Jim Howe, Bob Jaconetti, Paul Setto, Doug Smith, and Bill Wert

The meeting was called to order at 10:00 a.m. by Steve Elliott with prayer.

Sally Andersen passed out the Conflict-of-Interest forms which need to be signed annually.

The minutes from the December 10, 2022 and February 19, 2023 meetings were approved.  
(motion/second Jai Piek/Dave Peiffer)

Real Estate: (Doug Thomas)

The following cottages were reported as being for sale now, or expected to be for sale soon:

Cottage 10 - Grant and Nancy Karsner – pending  
Cottage 31 – Sharon Aitken – in contact with executor  
Cottage 62 – Dan and Bev Hammond  
Cottage 66 – Lynn Cheney - Pending

Cottage 34 lease was changed to remove Linda Phillips who was transferred to cottage 39.

A list of prospective buyers has been kept.

Doug Thomas reported that he has been vetting prospective buyers and will do background checks. Doug Thomas is interested in identifying inactive cottages and asked that anyone aware of an inactive cottage let him know.

Jack Migliore has had Cottage 46 painted and updated.

A question was raised about which cottages are year-round.

Real Estate report was approved (motion/second Cindy Davis/Paul Hammond)

Committee Reports:

Facilities: (Paul Hammond)

Paul Hammond reported on the status of Cottage 39, owned by Linda and David Phillips. An architect has provided plans for the cottage. To date, the roof and porch were removed and the back end was torn off. There will be a second floor in the same footprint. The ramp was removed and a room is planned to replace the ramp. All existing plumbing and electric have been removed. The plans will be submitted to the township for approval. Paul Hammond will need to review the plans to be sure that the cottage will look like it goes with the campground.

Cottage 47, owned by Greg and Bobbe LeHew, is being totally redone. The septic system was tied in with another cottage. The LeHews have paid to have a new septic system put in.

Two of the rooms in Oak Hall have had drop ceilings put in and they have been insulated. They need to be spackled and painted. The roof shingles need to be replaced. The roof needs to be stripped and new shingles installed. Dan Carter will install the new roof. Window air conditioners will be installed in the 2 rooms. When the drop ceiling was installed, the cross beams were cut, but the structure was replaced.

The water activation went well. There was an event at Cottage 17 – William Sullivan's cottage. Everett Tozer replaced the pipe. This has improved the water pressure for the garden and cottages in the area. When the water system was installed, the contractor was beating the pipes together in the ground instead of attaching them above the ground. Everett Tozer saw what was happening and told the contractor that the pipes needed to be put together above the ground to keep dirt out.

Work days will be scheduled for the Knight Cottage. The inside has been stripped down. All internal wood will be replaced and the windows will be framed out. Steve Elliott suggests that the Knight Cottage be used to attract new people to camp, especially pastors. It should be offered to them for no charge, except during Camp Meeting when it would be used for the Bible Study teachers. It should be "pet friendly". There was a suggestion to have a "Name the Cottage" contest in July. The name of the cottage was "Heavenly Sunlight".

Paul Hammond reported that the roads would be worked on. A day in June will be scheduled for volunteers to work on cleaning the Tabernacle. Pizza and cake will be provided for the workers. Everett Tozer and Paul Hammond have been working on preparing the camp for the season. June McCauley donated an irrigation system for the gardens by the Tabernacle in memory of her husband, Bob. The playground needs to be improved. The old mulch will be removed and new mulch will be put down, which will be lighter in color. It was suggested that Sharon Aitken's name be added to the sign by the playground. The playground equipment has been power washed. The Hospitality House needs an oven. Mount Olivet Youth Group will be coming again at the end of Camp Meeting. Supplies should be made available for them to use.

Facilities report was approved (motion/second Thomas Fisher/Jill Lawlor)

Finance: (Phil Forsythe)

Phil Forsythe reported that there are 3 people who still owe money for their taxes/assessments. Messages have been left for them.

The 3-bidder procedure is ready for discussion, and will be deferred to the July meeting.

The budget is being worked on.

Our accountant has not responded to calls regarding compensation for full-year volunteers. It was mentioned that she has been ill. The books will need to be audited for Fiscal Year 2024. The last audit was done pro bono due to the amount of time that it took.

Discussion continued on who gets paid, how they get paid and how to keep compliant. The topic is tabled until the July meeting.

It was suggested that sending certified mail to the people who are delinquent might get a response. It was suggested that there should be additional consequences.

Finance report was approved (motion/second Dave Peiffer/Doug Thomas )

Program: (Steve Elliott)

Brochures were not mailed out since they were larger than the envelopes.

Many possible speakers for camp meeting declined to come. A local youth leader, Josh, has indicated that he is willing to do evenings for 1 week. Steve Elliott found a youth leader from Florida, Lianna, who was willing to do mornings for \$100 a day.

It was suggested that there should be 2 youth groups, since 6<sup>th</sup> grade to 12<sup>th</sup> grade is too great an age span. Don Polk volunteered to do the morning Bible Study for the High School Class.

Comments were made about the speakers. Live streaming is planned. The same youth that ran the system last year will run it again this year. Paul Hammond detuned the internet for the winter. He will contact Comcast to adjust the speed for summer. A question was raised if it is worth the expense.

A motion was made and approved to use 2023 as a test for live streaming, which needs the increased speed. It needs to be advertised on Facebook and other media. The metrics should be reviewed in the fall. (Motion/second Jill Lawlor/Carol Pickering)

Program report was approved (motion/second Cindy Davis/Carol Pickering)

### Old Business

Dave Peiffer reported that 2 nurses will provide AED training for up to 10 people. No date has been set for the training. It would be good to have people trained from different areas of the camp. There is a DVD available which could be played during camp meeting. Different sized paddles would need to be purchased for children. A date should be set for the training and communicated through the Communicator.

The Women's Auxiliary used the Cox Center for storage needs. The storage will not be needed after the yard sale, which is on June 10<sup>th</sup> this year. Dan Carter will clean the Cox Center. Paul Hammond is looking for other options for storage by the Women's Auxiliary.

A question was raised about where the records that were stored in Wright Hall are currently located. Paul Hammond will investigate the location.

There was discussion about how to improve the internet for Zoom in Grove Hall. Doug Thomas has done some research on the best location for a router. There would need to be wiring run from the receiver to the router.

The Women's Auxiliary may have money to buy a printer.

There is interest in having the minutes and decisions available online. Sally Andersen has created a spreadsheet with all the approved motions since she became secretary of the Board of Directors. Bob Jaconetti, Jill Lawlor, and Sally Andersen will discuss how to achieve the access.

There was continued discussion from the last meeting about the fees for using Oak Hall. Several people feel that the price should be reasonable, so that family and friends are encouraged to stay. Other concerns involved covering the cost of cleaning and how to determine where to draw the line. We will continue the discussion at the next meeting.

#### New Business

Dave Carey reported, as chair of the nominations committee, that the following incumbents had decided to run for re-election – Steve Elliott, Paul Hammond, Don Polk and Dave Pustai. Jill Lawlor had not decided at this time. The nominations committee consisted of Dave Carey, Tom Fisher, and Doug Thomas. The slate for the executive committee was given by Dave Carey as follows:

President – Paul Hammond

Vice President – Don Polk

Secretary – Sally Andersen

Finance Chair – Phil Forsythe

Real Estate Secretary – Doug Thomas

Facilities Chair – Dave Peiffer

Program Chair – Paul Hammond

Tom Fisher indicated that the nominating committee had not met; and he felt that before the nominations were shared with the cottagers, the committee should meet. The committee will meet and provide the nominees for election in 2 weeks.

Cindy Davis requested help in setting up the tables for the covered dish dinner.

Sally Andersen reminded the Board members that she is handling requests for Safe Sanctuary background checks.

The meeting was closed at 12:30 pm with prayer by Tom Fisher.

Respectfully submitted,

Sally Andersen