

Dauphin County General Authority

Minutes for September 21, 2022 Board Meeting

Present: Barb Zemlock, Dave Shannon and Todd Pagliarulo in person, Doug Gelder and Bill Kohl by Zoom. Mr. Kohl left the meeting at 10:00.

Administrator: Jay Wenger.

Financial Advisor: Jay Wenger.

Solicitor: Guy Beneventano.

PMI: Breanna McCoy, via Zoom

Beyond The Numbers: Andrew Kehl, via Zoom.

Indigo Golf Management: Chris Strand, via Zoom, at 8:45.

The meeting was called to order at 8:00 am, by the Chair, Barb Zemlock, and a quorum was present. The meeting was properly advertised and recorded.

Executive Session held Between Board Meetings:

None

Approval of August 17, 2022 Board Meeting minutes:

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 5-0

Public Comment: None

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment of the Gannett Fleming invoice in the amount of \$1,777.55 for work related to the East Parking Lot.

The expense will be paid from the Contingency Fund.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

- B. The Board approved the payment of the Capitol View Construction invoice in the amount of \$15,511.40 for change orders #1 and #2.

This expense will be paid from the Contingency Fund.

Motion: Bill Kohl

Second: Todd Pagliarulo

Approved 5-0

- S. The Board approved the Dauphin Enterprises proposal in the amount of \$7,120.00 for concrete repair work. This invoice is \$860.00 less than the original proposal.
This expense will be paid from the Renewal and Replacement Fund.

Motion: Dave Shannon

Second: Bill Kohl

Approved 5-0

- T. Breanna McCoy reported that there was modest water damage to drywall on the first floor, due to a leak in a HVAC water line. PMI is working with contractors to determine the cost.

FINANCIAL REPORTS

The August 31, 2022 financial statements were presented by Andrew Kehl.

SOLICITOR'S REPORT –

None

FINANCIAL ADVISOR'S REPORT

None

GOLF COMMITTEE REPORT –

Mr. Strand reported that August was a record month for revenue and year to date revenue has exceeded budget. The cash transfer for the month of June was \$83,840.00.

Water purchased year to date is \$41,000.

Mr. Strand reported that the sewer pump is failing and is in need of an immediate repair in order to avoid sewage running into the clubhouse. The Board directed Mr. Strand to proceed with the emergency repair, subject to Mr. Beneventano's review and approval of the agreement from Walter's environmental Services to replace the pump. The cost will be \$20,404.00.

Mr. Strand reported that he is working on additional price quotes to replace the railing, from the parking lot to the lower level of the clubhouse.

Mr. Strand provided a long-range capital plan, including the repair of tee boxes and bunkers. The full replacement plan will run from the fourth quarter of 2022 through 2025.

Administrator's Report:

Dauphin County General Authority Matters:

- A. Approved the payment to RBC Capital Markets in the amount of \$6,500 for the August Administrative Services Agreement.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

- B. Approved payment to Guy Beneventano for legal services in the amount of \$6,777.62, including August expenses in the amount of \$110.96.

Motion: Todd Pagliarulo Second: Bill Kohl Approved 5-0

- C. Approved the payment to Beyond The Numbers in the amount of \$3,919.90. for the August financial statement reporting and the annual QuickBooks renewal.

Motion: Todd Pagliarulo Second: Dave Shannon Approved 5-0

- D. The Board approved the payment to Verizon in the amount of \$72.63 for the month of August.

Motion: Dave Shannon Second: Todd Pagliarulo Approved 5-0

- E. The Board discussed the audit services and determined to renew the agreement with Maher Duessal at a cost in the amount of \$24,360.00 for the 2022 audit work and report.

- F. The Board discussed the meeting location and schedule for 2023. The Board directed the Administrator to research the cost to install a hideaway wall in the lower level of the Dauphin Highlands clubhouse in order to provide a meeting room for Board meetings.

Dauphin Highlands Golf Course: Matters Requiring Action

- A. Ratified the October 1, 2022 S&T Bank Loan debt service payment in the amount of \$31,035.50.

Motion: Dave Shannon Second: Todd Pagliarulo Approved 4-0

Old Business

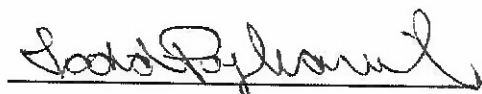
None

Executive Session:

The Board held an Executive Session to obtain the advice of the Solicitor regarding real estate matters and potential litigation. Breanna McCoy and Jay Wenger were present to provide information.

Other Business: None

Meeting adjourned at 10:18 am.



Todd Pagliarulo, Secretary