

Horizons For Youth Reuse Committee

Sharon, Massachusetts

Meeting of December 3 2007



Minutes of December 3, 2007

In Attendance: Mike Bossin, Jane Desberg, Gary Bluestein, Jay Bronstein, Barbara Kramer, Glenn Allen, Lauren Hyman, Ed Welch, Andy Nebenzal, Diane Pankow, Marc Bluestein

- 1: 7:01 **Meeting called to order** by Chairman Michael Bossin.
- 2: 7:03 **Minutes** from November 26th meeting were tabled to the December 17 meeting for approval.
- 4: 7:05 **Correspondences**
Letter from Janet Penn, Executive Director, Interfaith Action Inc., requesting availability of renting one large office space and conference room in the Administration Building.

An attempt to contact Jim Earley, Camp Consultant by Gary Bluestein received no response. Left messages, nor was there any response from Campfire USA or Starfish.
- 5: 7:08 **Marketing**
 1. Jay Bronstein mentioned that the Horizon Reuse ad is still being posted on the Sharon Cable network.
 2. An ad was placed by the Horizon Reuse Committee with the American Camping Association. This is free of charge.
- 6: 7:10 **Facility Repairs Update**
 1. Roof repair to cabin 5 and cabin 14 has begun.

2. There is a second bid to the repairs of the Dining Hall heating system of \$1,000 versus full replacement estimate of \$5,000.
 - Jay Bronstein asked if this is the case, what happens to the \$4,000 difference that was set aside for this project repair and can the difference be used toward another project.

Marc Bluestein seems to think that the money can be rolled-over with-in the project.
3. Mike Bossin said the he and Gary Bluestein wrote a spec on the Administration buildings repairs to be put out for bid.
4. Mike Bossin said that he is having a meeting on Tuesday, December 4 with Jim Andrews regarding the septic systems.
 - Both Ed Welch and Gary Bluestein said that they would try to be at Tuesday's septic system meeting .
 - Wednesday December 5 Gary Bluestein, Mike Bossin and Andy Nebenzahl will meet with the Town administrator Ben Puritz to get some clarification on how to proceed when it comes time to write leases for rentals.

7: 7:20 Chabad Rental Proposals

1. Michael Jacobs from Chabad joined the meeting to discuss a proposal sent to the Horizon Reuse Committee for review and discussion for rental of property as a campsite in 2008.
 - Looking to increase additional campers in 2008
 - Some of the campers are on scholarships
 - Would like to do a winter program
 - Would like usage of additional buildings/cabins for overflow of counselors
 - Refrigerators and ovens from last year's usage are still on the camp property
 - Rent property during the April school vacation
 - Day program with a few overnight accommodations
 - Questioned if heat is available in any of the buildings for residential (overnight) sleeping
2. Barbara Kramer asked if Chabad would be interested in co-sharing the property. Michael Jacobs said that it maybe workable and added that Chabad is requesting at least 3 hours a day of exclusive waterfront rights and having docks would be most desirable.
3. Michael Bossin brought up the issue of the excessive electrical bill during Chabad's summer camp operation in 2007 and said that he is willing to help Michael Jacobs decipher the bill.

4. Bathroom issues were mentioned and Mike Bossin said that the infirmary, Cabin 14 and the green staff house will be on the same septic system and the installment of the system is being addressed.
5. Mike Bossin asked Michael Jacobs as to the timing of a decision from the Horizon Reuse Committee and the Sharon Board of Selectman regarding the acceptance of the proposal was required. The reply was by the end of December 2007 or first week of January 2008 so that they could do a mailing.
6. Insurance coverage was just briefly discussed at this time.
7. Prior to concluding this portion of the meeting, Michael Jacobs questioned whether the Town would consider a long-term agreement or a total buy-out.

8: 7:50 **Comments**

1. Andy Nebenzal said we should commit to one year at a time
2. Need to take a good look at 2007 camp/administration operation numbers.
3. Check the status of the Administration building on rental to both non-profit and for profit organizations.
4. Caretaker/custodian living on the property for security is workable.
5. Available funding for heating oil for buildings during the winter months
 - Check the Reserve Fund with the Selectman.

9: 8:00 **Old Business**
No discussion

10: 8:01 **New Business**
Develop legal structure criteria to be used in evaluating proposals

11: 8:05 **Meeting Calendar**

1. The Committee will continue to meet at 7pm at the Sharon Community Center on the second floor.
 - 2007 - December 17
 - 2008 - January 7
 - January 28
 - February 4
 - February 25

12: 8:10 **Motion to Adjourn** by Ed Welch and second by Jay Bronstein. Passed unanimous

Respectfully Submitted
Gary Bluestein

/Micki Baker

