

Seaside Park Improvement Association

General Meeting

June 27, 2026

Attendees:

60+ Homeowner members

7 Board Members, including all officers of the Board

Welcome: Charlie Cormay called the meeting to order at 9:45 AM.

Approval of the Minutes: a motion was made to approve the minutes from the August 2025 meeting; motion was seconded with unanimous approval.

Robin Leahy, the treasurer, presented the FY 2026-2027 proposed budget. Several questions arose regarding line items in the budget:

- There was significant discussion about the repair of the dirt road leading into Little Beach, the main issues were when the road should be repaired and who should pay for it. Several members offered personal experiences where the builder was very supportive of fixing the road. Jim Herrington offered that Jaxitmer was great about repairing some damage that occurred on his property from the construction.
 - Charlie Cormay is going to contact the owners and the builders of the houses where there was construction to see about getting a donation for the road repair.
 - There was also a motion to delay repairing the road until the spring of 2027 and doing a more extensive job – the motion was seconded with unanimous approval
- Jim Walsh asked about the D&O insurance policy and if the Trustees were also covered. Robin Leahy subsequently reviewed the policy and confirmed that Trustees are covered under the policy
- Tom Scott asked about putting some of the money in reserves in an interest-bearing savings account or CD. Several homeowners spoke up about supporting the idea.
 - Robin Leahy will look into savings options for the reserve
- There was also extensive conversation about the separate Trusts and the property that SPIA owns. There are three pieces of property:
 - 3 Beach Road – Hughes Trust
 - 5 Beach Road – Barrett Trust
 - 0 Seventh Avenue – owned by SPIA donated by the McKeon Family

- Members had questions about can they traverse that land and cut or clean that land or use it to access the waterway.
 - Charlie Cormay is going to investigate with Barnstable Conservation

Jim Walsh made a motion to approve the budget; the motion was seconded with unanimous approval.

Jim Walsh spoke for a moment, making the clarification that as a trustee of the Hughes Trust, he represents all the homeowners on the Avenues, where as SPIA represents the homeowners that join by paying dues. Jim Walsh along with Charlie Cormay need to figure out which Trust it makes sense to use to consolidate all the land. Legally, not sure what is the best way to do it.

- But Jim, Charlie, the Board and many members agree that it would be easier to put all the trusts under one umbrella to manage.
- The point was reinforced that every property owner on the Avenues has deeded rights to the Little Beach.
- Charlie will continue to work with the attorneys to figure out the best way to handle the trusts
- Jim Harrington offered that he and Bob Faulconer looked at in depth when they were officers of the board
- There was some agreement that it might make sense to tie everything together under the Hughes Trust because that trust grants unmitigated rights.

It was requested to the Board to add the Trusts to the SPIA website. Denise Radford Dandrea will contact Jim Walsh or Charlie Cormay to get the Trusts uploaded on the SPIA site.

Mike Carey spoke briefly about landscaping, because we had already covered the road situation in detail. Other areas that he addressed were:

- The continual work the landscaper is doing to clean out under the trees for more shade at the beach and to improve air flow
 - Many residents commented on how nice it looks
- Mike said he would also get the landscaper to pull the rocks a little further away from the kayak rack, so folks can get their kayaks in easier

Charlie Cormay reminded residents that All Cape Security Patrol will be patrolling the Little Beach on Friday and Saturday nights from the end of June through Labor Day. They will also be doing random patrol checks during the week. If residents come in contact with the

patrol person they should cooperate and provide their name and street address. The gate is open daily from 8am to dusk (around 8pm).

Denise Radford Dandrea then discussed the hours and responsibilities of the Parking Lot Attendants at the new security shack on the corner of Fifth Avenue and Birch. Charlie and many other folks gave a huge shout out thank you to Jack Sweeney for building the security shack.

- The parking attendants will be at the Shack Monday & Tuesday from 3:00 – 5:00pm, and Wednesday through Sunday from 10:00am – 5:00pm
- Denise also reminded residents to have their yellow placard on their vehicle and have the updated 2026 sticker on it. You can get those stickers from Charlie or Debbie Faulconer
- Denise asked residents to be patient with the attendants and to please stop and give them their name and address
- Denise added that if a resident forgets their placard, the attendants will give them a temporary placard to go into the Little Beach

Chris Taylor then discussed the upcoming events for the summer. She explained that we were adding some extra surprises for the 250th Celebration. She reminded folks that the parade would start at 9:45 at the corner of Maple and Third. Cape Harmony will also be there to sing again, and they will have a tip jar, so bring cash. Chris said that Matt would also be there to play Taps and do the flag ceremony. Chris' goal was to not allow ice cream to be distributed until after the Taps! Chris also mentioned and thanked Eileen Moroski and Scott Wasserman for organizing the coffee and donuts again this year. Chris also thanked Eileen Moroski for doing a beautiful job on the flower box on the shed.

There was some confusion among the Board on what was the best date for the annual picnic in August. Several members at the meeting also expressed opinions on when the picnic should be. It was decided that the Board would send out a survey to get residents preferences and the Board would select the date and time based on responses.

The final agenda item of the meeting was the Hall's Creek Project and Jim Harrington spoke. He provided the following history and information:

- The project was started in 2009
- The Woods Hole Report commissioned by Hyannisport Country Club was finally issued in September/October of 2025. The report concluded the following:
 - Flushing was appropriate, but the area that was proposed to be dredged is a convenience for navigation but would not be enough to improve the health of the Creek.

- Also, the sand that would be put on Squaw Island is not enough to protect the beach due to the frequency and intensity of storms
- Based on Woods Hole's findings, HCC will not partner with us on the Hall's Creek Project
- Also, one of the families on Squaw Island (The Humphries) have pulled out their support and their family owns half the island, so we would not have anywhere to put the sand
 - Jim added that Chris Kennedy is fully supportive
- A member asked Jim why the Humphries were out and Jim replied that they are worried if there is one bad storm, all the sand that is put on the beach could end up in the water near his property (apparently happened in another part of Massachusetts)
- Jim identified the following issues with moving forward:
 - The cost, how do we afford without all the partners
 - The cost goes up significantly if cannot put the sand on Squaw
 - Also need some new leadership, Jim and other officers are stepping down
- Maggie McKeon from 4 Maple Way raised her hand and said she is a scientist in this area and could help. Charlie and Jim said they would meet with her after the meeting.

Charlie Cormay also added that he has been in touch with ZENNON MIERZWA who owns the property at the point where the jetty is. He apparently lost 20 feet of sand last year due to storms and has hired consultants to look at dredging near his property. Charlie is in discussion with Mr. MIERZWA to see if there is some way to piggy back with his project.

Charlie asked the members if there were any other issues to discuss. There were none.

The meeting was adjourned at 11:30am.