

BAYSHORE BEACH CLUB, INC.
SPECIAL BOARD OF DIRECTORS MEETING
Saturday, March 14, 2026

In Attendance:

Karen Moorhead, Corp. Secretary	Division 1
Kenn Apel, Director	Division 1
Roger Smith, President	Division 3
Josh Hanselman, Vice President	Division 4
Megan Hanselman, Director	Division 4
Carolyn Gardner, Treasurer	Division 5
Gary Brown, Director	Division 5

President Smith welcomed everyone to the Special Board of Directors meeting, and Corporate Secretary Moorhead determined a quorum was present. The Special Board of Directors meeting was called to order by President Smith at 4:02 pm.

This meeting was held to discuss the issue of the homeless encampment at the park located in Division 2, by Bayview Road. There is also confusion as to who owns the park at this time, and, if possible, does Bayshore want to claim ownership of the park. The Sheriff stated he will not intervene until he can speak to the owner of the park for clarification and direction.

Recent research into the ownership of the park has concluded several findings: 1) Lincoln County has stewardship of the park, but does not own the park and will not claim ownership of the park; 2) In 2006, the Bayshore Board of Directors motioned to approve not taking ownership of the park, after an issue at the time came up regarding the park; 3) Bayshore paid taxes on the park, years ago, but the tax money was reversed and refunded back to Bayshore in 2010; and 4) Frank Hilton Jr., family of founding member of the community, is one of the heirs of the deed, and the other heirs are still being tracked down.

Facility Manager McClain recently cleared limbs and posted “No Camping” and “No Dumping” signs next to the trails by the park.

Next Steps:

- President Smith ordered a real estate report from the Title company, hoping the report will clarify ownership, and will receive this report next week.
- Corporate Secretary Moorhead will contact a real estate attorney for an hourly rate and estimation, as well as Zantello Law Group, recommended by a member in Division 2.
- Planning Committee will send a violation letter to a member in Division 2 who has been ‘helping’ the encampment, but will need the submission of a Complaint form. (noted: member in Div. 2 will fill out the form and submit to the planning committee.)
- Bayshore to decide if they want ownership of the park, if possible, which will be discussed at the March 21st Board of Directors meeting.

Director Apel moved and President Smith seconded to contact Environmental Health to see what they can do to help out. Vote was unanimous in favor.

President Smith moved and Director Apel seconded to contact “Holbrook” (assistant county counsel) who has contact with Frank Hilton Jr. Vote was unanimous in favor.

Member Questions and Concerns:

- President Smith mentioned it could be dangerous for members to clean up the camps, not knowing what is there. For example, members noted two trucks have been vandalized in the area, there has been notice of stolen property, and the area has a bad smell.
- Member stated the right side of the park is all garbage.
- Since Lincoln County has ordinance over the no camping laws in parks, how would this factor in?
- Can the Hilton's contact Lincoln County if they have ownership?
- Would the Hilton's donate the park to Bayshore?
- Would Bayshore ownership put a stop to the homeless camps at the park?

ADJOURNMENT: *President Smith moved and Director Apel seconded to adjourn the meeting at 4:55 pm. Vote was unanimous in favor.*

Minutes prepared by Kathy Drossel, Office Coordinator

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