



# Newsletter

**August 1, 2024**

Meeting: Teresa Freeman, President

Greeter: Nancy McKiernan

[mycdbl.com](http://mycdbl.com)

## **MISSION STATEMENT**

*Capital District Business Leaders enhance the growth of members' businesses by providing a forum for the exchange of business leads, products, and services. Our name represents excellence and respect for our clients, community and professions. We are committed to contributing back to the community.*

## **VISITORS/ALTERNATES**

## **ANNOUNCEMENTS**

**Terry Freeman** of 1st National Bank of Scotia thanked **Nancy McKiernan** for greeting.

There will be a board meeting following the August 15th meeting. All members are welcome to attend and can make up a missed meeting by attending a board meeting.

**Terry Hamlin** of OnCore saw former CDBL member Scott Schroeder on Cape Cod recently. Scott says hello to everyone. Also, Berkshire Bank is closing several of their local branches.

**Jordan Modiano** of Express Employment Professionals thanked Walter Guiles for sponsoring three laps of his Autism Race. Jordan also has office space to sublet.

**David Piscitella** of Paylocity issued an alert that PayChex has had a data breach and is the subject of a class action lawsuit.

## **GOOD NEWS**

**Walter Guiles** of TechBridge LLC landed a project with the Pocketbook Factory Hotel in Hudson.

**Dawn Morrison** of Armida Rose Realty has a potential new listing which is a result of a referral from a fellow realtor, underscoring the importance of good business relationships.

**Ann MacAffer** of CBRE had two good closings last week.

## **WISH LIST**

**Dawn Morrison** is looking for listings.

Ann MacAffer is looking for land with public water for residential and warehouse space. She is also looking for a dentist that needs office space.

**Jordan Modiano** is looking for companies that need warehouse, manufacturing and office workers.

**Alan Baker** of Creative Marketing Concepts is looking for new businesses and provided a drinkware catalog.

**Teresa Freeman** is looking to hear from any CapComm/Broadview customers who are not happy with the transition.

## **THANK YOU'S**

Nick Marchese to Terry Freeman

Walter Guiles to Alan Baker

Patsy Immediato to Davis Moeckel

Nancy McKiernan to Dawn Morrison

Davis Moeckel to Patsy Immediato

Alan Baker to Walter Guiles

Will Berglund to Nick Marchese

## **COMMITTEE REPORTS**

### **Treasurer's Report – Nick Marchese**

Reminder: 3rd quarter dues must be paid by Aug. 14th

### **Leads – Frank Paladino**

Lead of the Week - No report.

### **Special Events –Will Berglund**

Community Caregivers Trivia Night was mentioned by **Terry Freeman** as a possible CDBL outing. More information is needed for the Aug. 22 event before a decision can be made.

### **Membership – Josh Jennings**

No report.

### **Speakers/Greeters – Alan Baker**

*Please sign up for open speaker/greeter slots.*

8/8 - Sean Howley, 1st National Bank - Terry Freeman, Greeter

8/15 - **Need Speaker** - Jordan Modiano, Greeter

### **BOARD MEETING**

8/22 - No meeting

8/29 - No meeting

9/5 - Jordan Modiano - Will Berglund, Greeter

9/12 - Chuck Shank - Ann MacAffer, Greeter

9/19 - Dawn Morrison - Davis Moeckel, Greeter

9/26 - No meeting

### **Social Media – Nancy McKiernan**

If you are active on social media, please like, share and comment on the weekly LinkedIn and Facebook posts featuring the week's presenter. Also check the CDBL website calendar for updates on networking events.

<https://www.facebook.com/CapitalDistrictBusinessLeaders?mibextid=ZbWKwL>

<https://www.linkedin.com/company/cdbl---capital-district-business-leaders/>

## **CDBL OPEN CATEGORIES**

Architect  
Caterer  
Chiropractor  
Document Destruction  
Event Planner  
Florist  
Hotel/Hospitality  
Interior Designer  
Jeweler  
Limousine Service  
Long Term Care  
Public Relations  
Sign Company  
Title Insurance Company  
Travel Agency  
Water or Coffee Vendor  
Web Designer

## **TODAY'S SPEAKER**

### **Group Activity - Two Peas in a Pod Led by Terry Freeman**

In the absence of a speaker this week, Terry had members pair off with someone they don't normally sit with. Each pair was asked to have a conversation to find three things they had in common that they may not have known about.

Afterward each pair was asked to share the three things they found that they had in common. Terry Freeman concluded by pointing out that CDBL is a close knit group of people, many of whom have become friends. Terry stressed the importance of one on one meetings to help members get more business from the group.

Chuck Shank thanked Terry for her insight and commended her on doing a great job as CDBL president this year.

**50-50 – Will Berglund - No Joker**  
Collected: \$14 Jackpot = \$153.50

### **ATTENDANCE (21 Members)**

Members (14), Alternates (-), Guests (-)  
Total Attendance (14)