**LEE MANOR ASSOCIATION**

**BOARD OF DIRECTORS**

**SEPTEMBER 26, 2020 MEETING**

**MINUTES**

Fumex backyard 9:30 – 11:30am

Members attending: Viscomi, Burk, Skroly, Fleming, Weshler, Fumex

Absent: Rigney, Peterson, Delgrego

Officer Reports:

* President – Fleming
* Construction on 30 Toffee Lane – Concern over encroachment over LMA property, and concern that the grading of the new construction will put an unsustainable burden on street drains during a heavy rain/flooding event. Fleming had a conversation with the town planning officer, will reiterate demand that the homeowner provides an engineering detail showing how these problems will be addressed.
* Orange cones on 34 Lee Way were removed.
* 4 Toffee – “No trespassing” sign on a tree is unsightly and unwelcoming. Tree is on LMA property. Fleming to ask homeowner to remove the sign.
* Treasurer – Viscomi
* A few homeowners have not yet sent in their dues. Viscomi has sent a reminder and will send another one in October if necessary.
* Emergency fund has been set at a max of $10,000. It is now at $9,000.
* Discussion about raising annual dues – to be discussed at the next annual meeting.
* Secretary – Fumex
* LMA email list is almost complete. Still needed a few email addresses, particularly for Toffee Lane residents.
* Drains on Toffee Lane will be flushed at the end of Hurricane season. Dry wells along Lee Way and Taylor Avenue are cleaned on an as needed basis.
* Drainage pump storage: second email to Toffee Lane residents did not gather any response. Fumex to send out a sterner message to homeowners. The pump was purchased for the benefit of Toffee Lane homeowners. They should help arrange for its storage. The association will not be responsible for flooding damage if the pump is not stored in an appropriate location. Weshler suggested building a structure in the vicinity of Toffee Lane for the purpose of storing the pump. This could raise construction/zoning issues.
* Roads
* Signage: Weshler to submit design for new signage at the entrance of Lee Way and Taylor
* Median Maintenance: Weshler has contacted Amato for seasonal maintenance of the median. Amato quoted $500 for maintaining the median. Amato also quoted $60 for cleaning the beach during the summer season. Weshler will ask if this includes right-of-way maintenance.
* Installation of a new storm drain in front of 78 Lee Way. Weshler submitted a quote from Arrow Paving in Clinton. Fumex will contact Andersen Engineering for a second quote.
	+ Peterson has indicated that the handyman to fix the railing on the median fence will be coming early October.
	+ Fleming suggested the formation of a road committee to help shape the future landscaping of LMA neighborhood. Possibility of hiring an outside consultant. Skroly suggested involving residents interested in helping with neighborhood beautification. Weshler noted that it might be difficult to reach a consensus when it comes to streetscape enhancement.
* Beach
	+ Burk noted that he has another quote for beach cleaning. Burk and Weshler will compare quotes to decide which company to use.
	+ Question of increasing the boat rack capacity. Residents of Blakeman who are not members of Kelsey Beach Association have asked to use the LMA boat rack (and to help pay for a possible extension). Board members agreed that the LMA boat rack can barely accommodate the needs of LMA members. It would be difficult to add residents of another street. Viscomi to check with DelGrego if the demand exceeded the slots available this summer.
	+ Chair rack: possibility of an extension, although difficult given the configuration and size of LMA beach. A rule of a maximum 2 chairs per household will be implemented next Summer.
	+ Discussion about communicating LMA rules to tenants. Weshler suggested monitoring names and phone numbers of tenants. A copy of the rules should be attached to each rental agreement.
	+ Silk screen on the beach: Burk and Skroly will organize the installation of the silk screen at the end of October.
	+ Phragmite Eradication Agreement Year 2: Burk to meet with All Habitat at the end of October to take into account the new configuration of the beach and possibly revise the quote. The board is also in favor of a 30 day period at the end of Year 2 to opt out of treatment in Year 3.
* Website/Social Media
* Bob Walczak has brought many ideas to the board to use social media as a useful tool to improve communication among homeowners and facilitate the circulation of information.

Meeting adjourned at 11:30

**NEXT BOARD MEETING 10/21/2020 6PM VIA ZOOM**