**LEE MANOR ASSOCIATION**

**Board Meeting Senior Center**

**9:00 am to 10:45am Saturday September 7th, 2024**

**MINUTES**

**Board Members in Attendance: P. Fleming, A. Skroly, J. Fumex, S. Burk, B. Treado, P. Brandi, T. Peterson, P. Ginsburg (Absent B. Walczak)**

**Homeowners attending: K. Reilley, C. Wallace, S. Wallace, S. Heenan**

Meeting Start: 9:00am

* President Remarks – P. Fleming
* Welcome P. Ginsburg
* Summer takeaways, beach rules compliance or not, parking issues, summer rentals, picnic, drain pipe.
* Budget – J. Fumex
* Approximately 10 homeowners have not paid their annual dues.
* Lien placed LMA property owner for no payment of 2023-2024 dues.
* Insurance payment Oct 1st, expect possible increase 2,510 – 3K
* Should some monies be invested in high yield fund?
* Maintainence – P. Fleming
* **Roads -** Atwater paving has been contacted for road patching. Spend available 13K.
* Drains to be cleaned, flushed this fall. Sanitrol lined up.
* Flooding concern, S. Burk driveway area. Will discuss with Atwater, drain needed?
* **Trees –** A. Skroly to contact A & L for tree review. Canvas neighborhood for tree maintenance. Re-iterate Lee Way median maintenance by homeowner or LMA will clear. Address in fall newsletter.
* **Fence –** J. Fumex to reach out to fence repair crew.
* **Beach –** S. Burk will schedule time for winterization, silt screen installation. Install additional silt screening rear of boat rack north. Communicate need to secure kayaks left over winter? Need to move sand away from stairs?

T. Peterson possible beach mat proposal, easier access to beach.

**Rentals –** group discussion about rentals adhering to rules, not all complying. C. Wallace to share their rules that are given to their renters.

Board discussed street parking issues at end of Toffee. Need to remind all about no parking on roads. Be mindful of neighbors that need to get out of their driveways.

* **Rock Removal by Kelsey Beach Association –** Board discussed summer removal of beach rocks utilizing Toffee lane. Board members heard from many LMA residents expressing concern about that and if LMA was aware and or gave permission. Discussion ensued about informing Kelsey Association if it is to be done again will require notice/permission from LMA.

P. Fleming motion to draft and send letter to Kelsey requiring notice. Second, P. Brandi. Motion approved by board. P. Fleming to draft letter and share with board before sending.

* Drain Pipe – Board
* Board noted the need for an update on pipe repair/replacement.
* 15K spent last two years on pipe. Want to avoid this regular spending.
* S. Wallace concerned that state DEEP not involved. P. Fleming has been in contact with DEEP. They are waiting for LMA plan.
* S. Peterson/P. Ginsburg willing to be part of committee to move forward.
* Next board meeting agenda will be on beach pipe issue only.

**Next Meeting - will take place on Monday at 6:30pm at Life Long Learning room, Scranton Library/Zoom.**