**LEE MANOR ASSOCIATION**

**BOARD OF DIRECTORS**

**February 11, 2023, MEETING MINUTES**

Scranton Library 9:30 to 11:30 am

Members attending: Skroly, Fleming, Burk, Fumex, Hennessy, Peterson, Walczak (phone)

Absent: Weshler, Smith

Homeowners in attendance: Wallace’s, Metz’s

1. President’s Report (Fleming)

* Reviewed Agenda
* Invoice for Emergency Toffee and Pipe Work
* Budget – Forecasting done by B. Walczak
* Capitol Report – Planning, Roads, Beach

1. Emergency Invoice 10K – B. Walczak discussed emergency on Toffee (previously detailed in Winter newsletter)
2. Good faith effort by LMA to remedy situation and pay invoice.
3. Negotiation chip with other associations for further action needed on beach.
4. Should other associations, homeowners contribute?
5. Action plan needed to discuss beach sustainability. Bring all parties together, pipe no pipe? Beach remediation? Sub-group proposed to get Beauclair, Levine, Miller, and Kelsey to discuss improvements.
6. **B. Walczak – motion to pay invoice. A. Skroly – 2nd motion.**
7. **Board – unanimous approval to pay invoice.**
8. Treasurer’s Report(Fumex) (Walczak Forecast)

* B. Walczak drafted a 15 year budget, idea was to provide association with possible costs associated with road paving in 3 years.
* Road cost is estimate only. Deeper dive needed, other contractors.
* Road assessment built into budget over three years for road.
* Finance committee needed?
* Metz/Wallace – good to have forecast. Homeowners want to know expected costs.
* P. Hennessy – need to approve special assessment every year?
* P. Fleming – budget needs approval annually, notwithstanding 3 year projection of assessments.
* J. Fumex – 2016 let association decide on road repair type. Do same in 3 years.
* J. Fumex- all dues paid and up to date. Updated budget to be posted to website.

1. Capitol Investment – P. Fleming

* Beach Investment. Need to think about beach nourishment and sustainability.
* Talked with Sanitrol for yearly clean out of pipe. Getting quote.
* Important to include others (Beauclair, Miller, Kelsey, Levine) for assessing beach remediation needs.
* Should LMA, with other parties, bring in a professional firm RACE, Coastal Engineering Firm, to discuss beach remediation and sustainability.
* T-Peterson supports idea of knowledgeable group to evaluate beach. Discussed prior work that included artificial seaweed to help keep sand.
* S. Wallace – investigate other possible resources for monies, grants, gov’t., etc. Consider whole beach from Chittenden to end of Overshores?
* Further discussion on road improvements, patching continue or full pave in 3 years?

1. Beach Committee -S. Burke

* When Bebee removed raft past fall said time to replace. Broken and cannot repair. Anchors in good condition.
* Obtained 3 quotes for new raft.
  + Shoremaster – same as current raft – $1,900 includes ladder.
  + EZ Dock - $7,553 ladder included and installation.
  + H.S. Plaut Environmental - $7,900 includes new anchors, ladder, and installation.
* Discussed potential liability of LMA. Need umbrella policy? Discussion ensued.
* J. Fumex – LMA covered by our insurance.
* Toffee Pump in need of repair. S. Burke approximately $150 to inspect and see if can get pump started.
* P. Hennessy – motion to have pump inspected.
* J. Fumex – 2nd motion.
* Motion approved to have pump inspected and evaluated.

1. Ordinances – P. Fleming

* 22 ordinances, 5 are already town ordinances.
* Should re-visit ordinances? Improve?
* Articulate ordinances better? Fence’s, parking?
* Look for further engagement.

1. Board Elections

* A. Skroly, T. Peterson, B. Weshler up for re-election.
* All have expressed willingness to volunteer again.
* Activate nomination committee, Skroly, Walczak, Fumex
* Board encourages other LMA homeowners to volunteer to serve on board.

Meet adjourned at 11:30pm

Next Meetings

1. March 18th 9:30 – 11:30 am – Scranton Library
2. April 22nd 9:30 – 11:30 am – Scranton Library
3. May 20th **Annual LMA Meeting,** Time to be announced – Madison Senior Center