**LEE MANOR ASSOCIATION**

**Board Meeting**

**Lifelong Learning Room – On-Line, Scranton Library**

**6:00 pm to 7:30pm Monday October 30, 2023**

**MINUTES**

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

**Homeowners attending: K. Reilley, J. Contessa, (Virtual: S & C Wallace, Cosgrove’s)**

Meeting Start: 6:00pm

* President Remarks – P. Fleming
* Meeting focused on Ordinances.

1. Charter is 10 years old, good shape no need for amending.
2. Enforcement of Charter, how? Difficult to enforce? Levy liens?
3. Urgency about past construction, primarily on Toffee. Enforcement of Ordinance.
4. How necessary is it to review and modify Ordinances, past issues with fencing, parking, traffic, beach rules.

* Open Discussion – All
* Ct State statute that LMA thought would be applied, views and vistas, was not. Private association, can regulate ourselves.
* S. Burk – Why state statute applied to Osprey nest? Different regulations regarding structure for wildlife.
* J. Contessa – Town and state not reliable in applying regulations. LMA falls in gray area, arbitrary decisions.
* P. Fleming – Town has difficulty even enforcing own blight regulations.
* LMA does have authority to have homeowners be more responsible maintaining their property. Enforcement issue?
* Ordinance Topics – All
* Fencing, homeowner need to have approved by board?
* B. Walczak – not interested in having to have home improvements etc., approved by board if have required Town approval and permits.
* S. Burk – Westbrook, unless stipulated in homeowners deed no need to be concerned about others view right’s.
* P. Fleming – board should be notified when CT Coastal Site Plan review needed.
* B. Walczak – LMA go to battle with every homeowner that wants to do improvements to property, unrealistic.
* S. Wallace – focus on more important things, i.e. roads. No need for ordinance change.
* P. Fleming – always good to review and remove bad ordinances as well. Not trying to drive additional regulations. Remove parking requirement?
* J. Fumex – Experience shows that have used ordinances in past. Charter gives power to board to implement and enforce ordinances. Not happy and proud with current ordinances. Convoluted in current form. Could shorten? Went through 8 revisions with current ordinance.
* Rentals
* A. Skroly – a couple homeowners discussed concerns with renters over the summer. Many parked cars. In and out all hours of night. Should know who they are? Concerned about safety?
* P. Brandi – Owners should be responsible for informing renters about rules and ordinances.
* Wallace’s – no appetite for providing information to board about renters. Onus should be on property owner to inform renter.
* P. Fleming – not always easy to get in touch with owner who rents their property.
* Board – re-issue Ordinance , Charter and beach rules in one easy binder. Distribute to all 67 homeowners. Spring 2024
* Seller of LMA property make available to potential buyer charter, beach rules ordinances?
* Seller of property on Taylor to remove cemented basketball hoop? Note from board informing him it’s on LMA property and need to be removed.

* LMA Community – All
  + Always a risk property owner will do something to residence that someone will object to, i.e. green house paint, disagreeable fence, etc.
  + Agreed to keep ordinance discussion open at following meetings.
* Meeting Adjourned – 7:30pm
* Next meeting tentatively scheduled for Monday Jan. 22, 2024 6:00pm .