**Lee Manor Homeowners Association**

**Board of Directors**

**June 22, 2019**

**minutes**

Madison Senior Center 9:00-10:30AM

Members attending: Burk, Viscomi K, Rigney, Heenan, DelGrego, Fumex, Fleming, More; Guest: Andy Skroly; Patricia Hennessey

Officer Reports:

* President – Fumex
	+ Discussion about 2019 annual meeting
		- There was a good turnout, many new residents attended as well as a good number of other residents, in addition to the business of the annual meeting there was a constructive open discussion
	+ Lee Way median maintenance status: hired Will Petrick - $1,000 for the season
		- Discussed the median fence replacement. Discussed the possibility of getting an estimate and considering placing it on the budget even though it is not an immediate need
	+ The Board approved the following officers for 2019
		- President: Juliette Fumex
		- Vice President: Fred More
		- Secretary/Clerk: Fred More
		- Treasurer: Kathleen Viscomi
		- **Motion: Accept the slate of officers, adding More as VP [Fumex/DelGregro] PASSED**
* Treasurer – K Viscomi
	+ Current balance in accounts is $52,295.63
		- Currently about 20% dues have been paid
		- Full report is attached
* Secretary – More
	+ Minutes from Annual Meeting have been posted on the LMA website
	+ Reminded the Board that our Charter requires: a) Board meeting dates posted for the year, b) Notice to residents about Board meetings, and c) votes recorded by name
	+ Update on tree trimming: The trees planned for maintenance have been trimmed. A pine tree broken in a recent storm must be removed ($1,000). The Board asked that the small stand of pine trees by the Melady property be removed before the property is sold.

Old Business:

* 2019 Lee Manor Picnic – Saturday, July 13 – location: location jointly between 74 and 78 Taylor
* Beach/Dunes Status: Report attached – Report from 6/12 consultation and Action steps
	+ Report from the DEEP. Discussed action steps
	+ Waiting for a landscaper for an estimate to move sand, break phragmites, open access path to 9’
* Replacement of railings with stainless steel and repair of stair at the beach [approved]
* Boats/Boat Rack/Beach storage (DelGrego)
	+ Almost all of the slots have all been reserved
	+ Abandoned chairs have been removed
* Road repairs/Drains maintenance (Fumex, Peterson, More)
	+ Drains: two quotations have been secured ($200/hour, minimum $800, plus $150 discarding waste) **Approved to proceed**
		- Suggested adding a screen in front of the drain. Investigate the use of temporary screens like used in the construction sites to prevent debris
		- Discussed water accumulation by the Noble property. No action
* Association Ordinances “plain English version version 1.5 (Board)
	+ During discussion several pointed were raised:
		- Juliette reminded the Board that the Secretary was tasked with drafting the ordinances. and considered the revisions suggested by every Board member but not necessarily to incorporate every change suggested.
		- More reminded the Board that there had been agreement about the tone and content of the ordinances that he has tried to maintain. It is challenging to draft “specific-enough” language to give guidance versus language that may be unenforceable.
		- The Board was reminded that revisions that appear to be targeted at individual residences are not appropriate
		- The ordinances have used the Town of Madison Ordinances at the benchmark reference and additionally tailored to fit our community
		- The opinion was expressed that ordinances must be very specific and contain measurable enforceable language. The alternate opinion is that our community has for many years met the Town Ordinances and maintained and upgraded their property to enhance the overall quality and environment of the community
		- The period for revisions has gone on too long and it is time to act to approve the document as a good starting place, or give up the project entirely. Andy said that he plans to introduce a motion at every meeting to accept the current version of the ordinances until the action is completed.
	+ **Motion: Approve the ordinances version 1.5 [DelGrego/] failed for lack of second**

New Business:

* Appointment of a Special Committee on Sustainability of the Beach (Discussion)
	+ **Motion: Appoint a Special Committee on Beach Sustainability with the proposed charge with Stan Burk as chair [More/Fumex] PASSED**

Adjournment: 11:00AM

Lee Manor Association

Consultation with the Town of Madison and State Department of Energy and Environmental Protection

June 12, 2019

From Lee Manor (Kathleen Viscomi, Stan Burk, Tom Peterson, Kathy Long, Norm Walker, Fred More.
From Kelsey Beach Association: Diane Hartmann, Peter
David Anderson (Town of Madison)
State DEEP Marcy Balint, Harry Yamalis, Roger Wolfe

Kelsey Beach:
The condition and changes made to Kelsey Beach were discussed at length and steps in remediation. The agreement was to plant dune grass in the late summer/early fall along the margin of the marsh. It is suggested they add a snow fence for the length of the beach in front of the existing dune. They were also given permission to install flags by the drainage pipe to identify it as a hazard.

Beauclair/Levine:
The Kelsey Board president said that Beauclair and Levine have joined with them as members of the Kelsey Association and agreed to share their private beach as part of the expanse of Kelsey.

Lee Manor Beach:
LMA was given permission to push sand from along the stone wall to create a step down from the existing wall. This can be done without a permit as long as we do not bring in or remove sand, or take the sand below the existing water line.

What many of us call “dune grass” is actually an invasive undesirable weed – Phragmites.



Phragmites

We were encouraged to cut or break it in order to allow desirable species to increase. Cutting or breaking the stem is preferable to removable because the residual root structure will help maintain the integrity. Without Phragmites in place, other plants already present will grow.

While it did not come up during this consultation, Lee Manor had committed to installing snow fence behind the existing chair rack.

A large widespread patch of poison ivy was pointed out that has infested the existing snow fence. We were encouraged to remove it. There are no restrictions about products that can be used.

**Lee Manor Association Action Steps:
1) Restore the 9’ wide assess path from Lee Way to the beach** (no permit required, can be done by anyone) **2) Relocate sand from alongside the existing wall back toward the dune** (no permit required as long as the volume of sand remains constant – no addition or removal)
**3) Spray an herbicide on the poison ivy** (no restrictions on the product used or the person doing the spraying)
**4) Cut/break existing undesirable grasses** (community project)

Lee Manor Association

Special Committee on Beach Sustainability

Description: The Lee Manor Board is creating a Special Committee on Beach Sustainability.

Term: One year (beginning July, 2019) with annual evaluation for renewal

Members: (possible) Paul Fleming, Andy Skroly, Pat Brandi, Stan Burk (Chair), Other residents can be added

Consultants: Scott Wallace, Tom Peterson

The charge to the Special Committee is to:

1. Develop short term (current season) plan for actions to maintain the integrity of the beach. A medium term (1-3 years) plan to guide decision making by the Board.
2. Wherever possible to make recommendations about the budget impact of any recommendation for action.
3. To become knowledgeable about the Town of Madison Coastal Resilience Report (2016) and particularly recommendations about Smith Bay described in the report.
4. Follow the Town Commission on the Coastal Resilience activity related to the report
5. Identify persons with expertise about coastal sustainability in the Lee Manor community as well as specific individuals in the Town and State Energy and Environmental Protection who will function as resources.
6. Work to develop a collegial working relationship with the adjoining beach association and find ways to collaborate on a shared sustainability plan.