**LEE MANOR ASSOCIATION**

**BOARD OF DIRECTORS**

**MARCH 12, 2022 MEETING MINUTES**

50 Lee Way, 10am to 12pm

Members attending: Skroly, Fleming, Burk, Smith, and Walczak.

Absent: Peterson, Hennessy, Weshler, and Fumex.

Homeowners in attendance: Mike Cosgrove

1. President’s Report
* no significant item to report since last meeting.
1. Interim Treasurer’s Report
* 2 homes have outstanding dues after several reminders. Discussion about attaching a lien on the defaulting homes. Will issue letter from LMA notifying homeowners that they have past the extended grace period and Association will move forward with lien pursuant to charter if not paid within thirty days of issued letter.
* Discussed invoices that remain outstanding (Streetscape, snowplow, and beach clean-up).
* Treasurer position still open. Laura will continue until Board Elections. Next elections, one board member will be required to fill the seat of Treasurer.
1. Governance
* Board member election process discussed by Peter Smith.
* Nomination Committee established. Committee includes Juliette Fumex, Andy Skroly, and Bob Walczak. Paul Fleming nominated Juliette as chairperson. Motion approved.
* Nomination committee will send communication soliciting interest by April 1 – email
* Interest to be communicated to nomination committee by May 1 – email, phone or in person
* Nomination committee to deliberate and publish list of recommended candidates and any other candidates expressing interest by May 13 – email and physical mail
* Annual Meeting scheduled for May 21
* Ballots to be distributed a week before Annual Association meeting, listing all candidates.
1. Blight Property
* Letter to be sent to 55 Taylor, Waterbury address, that homeowner has 30 days from date of letter to remedy the situation of appearance of property, (list specifics) or association filing Blight.
1. Beach Pipe
* We understand Miller and Beauclair intend to talk
* B. Walczak discussed possibility of releasing easement to B. Miller
1. Beach Committee report
* Stan Burk reaching out to Beebe Marine to assess the condition of the raft. Raft shows signs of wear and tear. Discussion about purchasing a replacement. Shore Master raft could be an option.
* Phragmite eradication plan: All Habitat will do one final spraying of herbicide next June 2022 and mulch in the Fall. Cost will be $625 which can be split out over 2 budget cycles.
* Stan will be meeting with Janice on dune grass planting in the fall.
* Consultant Samantha Pullaro will be talking to the beach committee on beach plantings.
* Beach chair removals will be noted in Spring Bulletin.
* Discussion on possible tier pricing for boat rack.
* Beach path removal of sand, Sergio?
* Additional snow fence to be installed.
* Confirm with Sergio, if he will continue to do weekly beach clean-up. B. Walczak
1. Neighborhood Enrichment Committee
* Reviewed Streetscape Analysis
* Andy Skroly presented the work done with streetscape consultant Pirie Associates. Three items to considered.

a) Streets – slow down traffic

b) Roadways -entranceway between Taylor and Lee -suggestions to narrow entrance ex: curbing, aprons.

c) Dress up street signs

d) Review recommendations for trees and shrubs.

* Meeting with Enhancement Committee within next month to review Streetscape Analysis. Discuss possible projects.
* Post Streetscape to website for homeowners to review.
1. Quarterly Newsletter
* Andy Skroly will work on Spring Bulletin to Association (note: construction, streetscape, tents on beach towards rear as opposed to beachfront, removal of beach chairs).
1. Mike Cosgrove wall construction update
* Seawall made up of concrete and sheet pilings expected to be completed by May 31st. Paul Fleming stressed project cannot go past due date. Heavy traffic concern with children will be dangerous with machinery around.
* During the project, at Mikes home, the contractors discovered that under the walkway is hollow due to erosion. Contractor noted can put boulders and concrete to rectify the problem. The board agreed to receive a quote from the contractor.
* Fleming emphasized truck activity involved with construction passed Memorial Day is unacceptable and work might need to resume after Labor Day if incomplete. Owner cited army corps and DEEP are responsible for deeming the work complete.

Meet adjourned at 12pm

Next meeting April 16th.Place to be determined.