**LEE MANOR ASSOCIATION**

**BOARD OF DIRECTORS**

**SEPTEMBER 11, 2021 MEETING MINUTES**

Fumex backyard, 9am to 10:30am

Members attending: Skroly, Fleming, Fumex, Burk, Walczak, Peterson, Smith

Absent: Hennessy, Weshler

Homeowners in attendance: Kathy Reilly and Mike Cosgrove

1. President’s Report
* Fleming paused to mark the anniversary of the events of September 11, 2001.
* Pizza party at Luciani property was a success; gracious offer of food and respectful of neighbors. Guests were driven in and out out of LMA so as to not obstruct traffic.
* The long tradition of LMA picnics will hopefully resume next summer.
* The board welcomes new members Peter Smith and Patricia Hennessy.
1. Interim Treasurer’s Report
* All but 7 homeowners have paid their annual dues
* Recent expenses include Directors & Officers Insurance premium, cleaning of Toffee Lane drains and new ladder for the raft ($450- broken during a storm)
* Positive comments have been made by residents and neighbors on the condition of LMA beach
* Discussion about hiring the company who rakes and cleans the beach to also mow the right of way next season
1. Governance
* Board meeting frequency. Decision to meet bi-monthly, unless more frequent meetings are needed.
* Board member election process. Charter clauses surrounding elections and nomination process warrants clarification. Bob Walczak and Peter Smith to put together a task force to clarify governance rules if and as needed.
* Walczak noted close to 100% participation on LMA website
* Discussion on how to improve communication with and welcoming of new homeowners
1. Beach Pipe Update
* No immediate action is warranted at this time
* Any decision to extend or change the pipe must be done with the land owner’s permission
1. Fall Work / Maintenance plans
* Atwater Paving committed to come repair roads
* Waiting for Atwater to schedule LMA work
* Drain cleaning to be done in November after hurricane season
* Most phragmites have been eliminated – other weeds now need attention. Kathy Reilly volunteered to clean weeds from Lee Way median.
* Burke noted that dune grass should be added to beach roses to start root system buildup.
* Median maintenance. Skroly to include message in bulletin to homeowners to mow/maintain the portion of the median across their property.
1. Neighborhood Enrichment Committee
* Several projects in the works: temp seasonal plants and plantings around posts at the entrance of LMA, yard sale
* Streetscape designer will come in October or early Nov to make some recommendations. Emphasis noted on traffic calming; not just aesthetic contribution
* Traffic monitoring: difficulty to control traffic, necessity to remind delivery businesses to use smaller trucks, when possible, boulders at the end of driveways hinder traffic. Boulders noted as raising larger question about common area land use. Temp fencing like other beach communities noted as potential summer installation.
* Fall bulletin to be distributed in the coming weeks
* Security awareness. Car and house break-ins have been signaled along the shoreline.

Meet adjourned at 10:30am

Next meeting 11/13/2021