**Lee Manor Homeowners Association**

**Board of Directors**

**April 27, 2019**

**minutes**

Madison Senior Center 9:00-10:30AM

Members attending: Fumex, Delgrego, Fleming, Burk, Viscomi K, Rigney, Peterson, More

Officer Reports:

* President – Fumex
  + Annual Meeting May 25 Madison Senior Center, 9-11AM
  + Rooter Rooter – coming in on Wednesday May 1
  + Juliette’s investigation about who installed the drain on Lee Way was not conclusive.
  + Correspondence re: debris on Beach – pilings and debris need to be removed
    - We will get and estimate and hire an excavator. We can do the action under the auspices of a general DEEP permit (cf. e-mail from Brian xxxxx)
  + LMA Tree at 122 Taylor – need for cabling
    - Fred will contact tree company to review trees on at 74 Taylor, 94 Taylor, and 122 Taylor
* Treasurer – K Viscomi
  + Proposed 2019-2020 Budget (for discussion and approval)
  + Budget:
    - Increase budget for beach/wall maintenance construction from $1,000 to $5,000
    - Plowing fee reduce to $2,000 because higher fee related to unusually bad winter
    - Increase drainage maintenance from $1,500 to $3,000
    - Median maintenance – we will engage Petrick again if he’s available
    - Signage: eliminate
    - Tree trimming: increase to $3,000

**Motion**: Adopt the budget to present to the Association (Delgrego/More) PASSED

* Secretary – More
  + Minutes 3/23/19 meeting

Old Business:

* Beach/Dunes Status: (Fumex, Burk, Fleming). Discussion about moving sand to preserve the beach. We must remove the sand from the lower rack of the boat rack and possibly move the sand to another location.
  + Juliette will contact a contractor to relocate the sand from the boat rack to the dune. Tom will guide the contractor
* Boats/Boat Rack/Beach storage (Board): disposition of
* Association Ordinances “plain English version” (Board)

**Motion:** Adopt version 1.5 of the ordinances **(Delgrego/Fumex) Tabled** [changes will be submitted to Fred More]

* 2019 Annual Meeting – May 25, 2019 – Madison Senior Center

New Business:

* Candidates for Board of Directors – 2019 Annual Meeting (More)
  + Approval for amended terms because no election was held in 2017 and 2018
  + Current Directors:
    - Name (term ends)
    - Fumex (2019)
    - Fleming (2019) replaced Agnese
    - Burk (2019) replaced Bregonzi
    - Heenan (2020)
    - Peterson (2020)
    - More (2020)
    - Delgrego (2021)
    - Rigney (2021)
    - Viscomi K (2021) replaced P Viscomi
  + Terms expiring: Fumex, Fleming, Burk
* **Recommended Action at the Annual Meeting:**
  + Election of three new Directors (term ends in 2022)
    - Nominees:
      * Juliette Fumex
      * Paul Fleming
      * Stanley Burk
    - Action to fill vacancy
      * Kathleen Viscomi (complete the term of Phil Viscomi)
  + Actions to be done by Board of Directors after 2019 Annual Meeting
    - * K Viscomi
      * Juliette Fumex, President
      * Fred More, Vice President

Adjournment: meeting adjourned at 11:00AM