**LEE MANOR ASSOCIATION**

**Board Meeting (ZOOM)**

**6:00 pm to 7:30pm Monday May 6th, 2024**

**MINUTES**

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

**Homeowners attending: K. Reilley, P. Ginsburg, C. Wallace, D. Cella, J. Kozub**

Meeting Start: 6:00pm

* President Remarks – P. Fleming

Quick meeting to discuss B. Walczak long term LMA Budget forecast with potential dues increase and candidates for open board positions.

* Budget – J. Fumex
* Year to date budget vs actuals forward for review.
* Year to date spend has been **$9,764.44.**
* However if current spending forecast, pipe jetting and road patches were instituted overall net income would be in negative territory.
* Budget Forecast – B. Walczak
* A detailed long-term budget forecast presented. Assumed potential yearly increase of 3.8% based on annual average inflation. Currently LMA taking in approximately 36K and spending 33 to 36K.
* Unsustainable given potential outlay of monies for road replacement and marsh pipe solution.
* Board discussed in detail pros/cons of yearly fee increase. Even with potential yearly dues increase still insufficient funds for complete road replacement. Special assessment will still be needed.
* B. Walczak **motion presented to raise dues $25 dollars to $525 starting July 1st.** B. Treado **motioned 2nd.**  **Motioned approved 6 in favor 2 opposed to present a dues increase of 25 dollars to $525 starting on July 1st of 2024, to LMA association.**
* B. Walczak to present and distribute budget forecast with bullet points and discussion at LMA meeting on May 18th.
* LMA Board Candidates – Board
* Only 1 candidate nominated, however not a property owner.
* LMA charter states that board member needs to be owner of record. Should stick to letter of charter.
* Other interested persons can always be involved with LMA committees.
* One candidate did emerge late after meeting, P. Ginsburg.

**Next Meeting - LMA annual meeting will take place on Saturday May 18th at 9:30am at Senior Center Cafeteria.**