**LEE MANOR ASSOCIATION**

**BOARD OF DIRECTORS**

**NOVEMBER 21, 2020 MEETING**

**MINUTES**

Zoom meeting 9:30 – 11:30am

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

Absent: Rigney, Weshler

1. **Officer Reports:**
* President – Fleming
* Construction on 30 Toffee Lane – Ongoing concern with the grading of the new construction which could put an unsustainable burden on street drains during a heavy rain/flooding event. Fleming is in contact with town planning and zoning department. Need to monitor compliance of construction with drawings and permit applications filed with the town.
* Treasurer – Viscomi
* Nothing new to report other than outstanding invoice from snow plow contractor from last winter.
1. **Fall Maintenance**
* Drainage on Toffee Lane
* Drainage pump storage: The Cella family has offered to store the pump in their garage at 15 Toffee Lane. Concern over the maintenance of the pump which hasn’t been used in several years. Peterson explained that the pump was purchased before additional drains were built on Toffee. The new drains have improved the drainage and so far, have reduced the need for the pump. Burk offered to have the pump serviced. It was suggested to offer to pay for a bench to be installed in the Cella garage to ensure elevation of the pump in case of flooding.
* Drains on Toffee Lane were flushed this week. Next cleaning should be scheduled in the Spring.
* Median maintenance
	+ Weshler to arrange for a fall cleanup with Amato
	+ Part of the fence railings have been replaced. The remaining posts and railings will be fixed at a cost of $450.
1. **Roads & Drainage**
* Drainage in front of 78 Lee Way. Long discussion on preexisting road condition and current water accumulation reported at the Weshler Driveway. It was noted that the roads are uneven throughout LMA and water accumulates in front of several other residents’ driveways. Weshler submitted a quote from Arrow Paving in Clinton and merit behind Arrow Construction proposal was recognized. It was noted that any regrading will have to allow water to flow towards the median as well as down the street, in order not to overburden the catch basins on Lee Way. Funding in support of the work was deemed acceptable at half the reserved budget for road maintenance. $1,000 to be offered for Arrow scope of work.

**Motion: LMA to contribute to the cost of regrading the street up to $1,000 (Fleming/Skroly)**

* Board noted topic of budgets and identified exploring if recommendations for change might be necessary.
1. **Beach**
	* Burk and Skroly put up the silt fence along the Walker property.
	* All the kayaks have been collected from the boat rack and only 2 chairs remain on the chair rack.
	* Phragmite eradication plan. Burk expressed that the Beach committee would like to continue with phase 2 and 3 of the plan. The final phase of the 2019/2020 plan is mulching which will be done in December ($550). For 2020/2021, a $512 deposit is due in December. Herbicide will be sprayed in the Spring for $300. The following year, the treatment will cost $1,000 and for the last year it will cost $623 plus tax. The board authorized the continuation of the plan for the second and third year.
	* The cost of installing/storing/removing the raft should be included in the beach budget and not as a separate item.
	* Burk noted the need to remind residents to stay away from snow fence and beach plantings

**5 Communication**

* + LMA Newsletter to be sent by postal mail with useful contacts and reminders
	+ Possible new improvement projects: creation of a neighborhood improvement committee, installation of an osprey nest on the marsh, book sharing box…

Meeting adjourned at 11:30

**NEXT BOARD MEETING 12/12/2020 9:30AM VIA ZOOM**