**Mtg. : Lee Manor Association Board of Directors**

**Date: Mar. 18, 2023**

Location: Scranton Memorial Library - 9:30 am

Attendees:

Bd Members present - J Fumex, P Fleming, S Burk, P Hennesy, T Peterson ( half), P Smith (Virtual)

Public attendees: J Metz; Sean Heenan

***Discussion:***

1. **Budget**
   1. Fleming suggested we review performance of operating budget which will serve to inform the budget to be proposed at approaching May annual mtg. He noted the Beach and Road potential expenses are larger investments we can discuss and present to community as best we know and offer as Special Assessments or Fee increases
   2. J Fumex budget performance this year ….
      1. ~$36k planned income in operating approved budget ( 2022-2023)
      2. ~$31k planned expense. Actual expense reported to date this yr ~$18k ( not incl. emergency expense)
   3. Costs were discussed w. particular comments about timing of invoices from certain contractor services (eg snow removal). Potential to accrue for any outstanding charges that may not be applied to the actual costs to be reported in May.
   4. Discussion about the refurbishment and allocation of the $10k expense incurred for emergency flood control measures this past Dec. General thought was to restore the emergency fund from available saved balances; not to present a special assessment to the community. Discussion further continued. P Hennesy suggesting we pursue reimbursement from neighbors for the cost incurred. Some others agreed; Fleming noted the consortium build was noted previously as most important towards a collective resolution to flooding. He further stated the beach, flooding ,marsh, ownership are complex which compounds the immediate cost pursuit. Building the consortium is a slow process he stated, in response to P Hennesy expectation it was formed following last month’s Bd mtg
2. **Beach**
   1. Pump - S Burk reported the pump is repairable for est. $600. The cost to replace an equally sized pump is ~$1600. Fleming noted this was discussed via group email . Motion reaised to repair pump at potential $700 cost. All agreed, PSmith noting abstaining with deference to recommendation from S Burk
   2. Raft - Considerable discussion on the raft as it was an open item despite prior mtg topic. PHennesy and SBurk voiced opposition to the raft . Suggestion was offered by Hennessy to put the issue to the community at annual mtg and implement in following yr. Fleming and others supported raft, considered it and expense the Kayay space rentals offsets in any regard, and is important feature. Burk noted colors and lead time associated w. ShoreMaster model that had been identified previously as preferred selection; the yellow will be 4 wks before delivery.. Burk noted warranty dependent upon adherence to manufacture anchor. Fleming noted the model is replacement for the prior raft that served >25yrs. Fleming proposed the raft be voted on at April mtg with idea the delivery schedule was 4 wks.
3. Flooding , Beach Erosion/Nourishment and Marsh–
   1. Fleming noted intentional separation of the topics ( Beach, flooding and marsh) as effort to organize focus and potential work. Engr. comments noted that had been recently distributed to Bd.
   2. Fleming had recent call w. neighbor B Miller who expressed interest in mtg w. neighbors, as is similar interest expressed by J Beauclair who has talked recently w.Bd members.
   3. Multiple sources of water entering marsh
   4. S Burk discussed septic and sanitary systems in neighborhood.
   5. Dune restoration noted as beneficial action to help minimize Sound waters from overtopping the beach into marsh.
   6. Fleming noted State agency involved in past ( thru 90s)with marsh, pipe, channeling and placement of Toffee La drainage into marsh as recent as 2013. Flooding occurring in Toffee this week, flowed to marsh and in turn to Sound thru the pipe at Miller property.
   7. Burk cited desire to bring bobcat to beach and move sand behind snow fence. Permitting convo ensued. This was clarified to be sands washed up on the ROW strip between Kayak rack and K Long property, similar to past work. No action agreed upon.
4. **Roads**
   1. Minimal time remained in the 2 hr room reservation at this point in the meeting
   2. Beach noted as primary asset for community
   3. Effective patching as routine is potential cost effective option to continue to consider, especially if funds needed for Beach.

Mtg Adjourned at 11:30 am