**LEE MANOR ASSOCIATION**

**Board Meeting**

**Lifelong Learning Room – On-Line, Scranton Library**

**6:00 pm to 7:30pm Monday April 22nd, 2024**

**MINUTES**

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

**Homeowners attending: K. Reilley, Sean Heenan, Phil Ginsburg, (Virtual: Chris Wallace, Dave Cella, Linda Bergonzi-King**

Meeting Start: 6:00pm

* President Remarks – P. Fleming

Recent board letter to homeowners, who are draining water directly into streets, has resulted in response from 1 property owners. Observation was made of additional property owner attempting a solution.

* Agenda
1. 2024/2025 budget review
2. LMA Board Elections
3. Toffee/Pipe Drainage
* Budget – J. Fumex
* A line by line review of the budget was undertaken.
* Year to date spend has been **$9,764.00,** but additional expenses are expected.
* Slight over budget on beach. Mostly covered by boat rack.
* Insurance premiums are up slightly. No significant changes expected.
* Quick discussion about potential yearly due’s increase based upon inflation.
* **A. Skroly,** motion made for board to approve budget.
* **B. Walczak,** 2nd motion.
* **Board unanimously approved budget for presentation to association.**
* 2024/2025 LMA Board Elections
* B. Walczak, P. Brandi and P. Smith are up for re-election this year. Homeowners interested in becoming board members are encouraged to contact Juliette Fumex either by email (juliettefumex@gmail.com), phone(203-499-7119), or in person no later than May 1st, 2024.
* The nomination committee will deliberate and publish a list of recommended candidates and any other candidates expressing interest by May 13. The LMA annual meeting is scheduled to convene on **May 18th**. Ballots will be distributed at the annual meeting, listing all the candidates.  We ask that all ballots be returned by June 17th.
* LMA Maintenance/Beach – Board
* Board recommends that homeowners take responsibility for Lee Way median maintenance. Grass cutting, brush removal.
* Atwater paving contractor was presented with square footage for road repair. Waiting for response and quote.
* **LMA Beach Clean-up scheduled for May 11th. All are welcome. Please bring rakes and shovels.**
* Toffee Flooding/Pipe/Marsh
* Continued, long-term flooding of Toffee Lane discussed. Latest storm resulted in several days of 2 to 3 feet of water remaining on Toffee. Homeowners expressed frustration with current situation.
* Storm resulted in marsh pipe becoming clogged with sand. B. Walczak contacted a contractor who “jetted” out sand that resulted in blockage removal and water draining from marsh and Toffee. Will result in an **“emergency” expense. 5K approximately.**
* Board discussion ensued about what is deemed an emergency and that entire board needs to be informed about emergency. If emergency expense will be incurred then the entire board needs to made aware and address as needed.
* Continuous problem that needs to be addressed.
* B. Walczak obtained 2 proposals for addressing current pipe, drainage problem.
	+ Replace current pipe with cement pipe. Several scenarios possible. 21K approximate coast.
	+ Relief pipe that’s installed through beach wall and hugs wall into sound. Relief valve can be opened when current pipe clogs. 17K approximately.
	+ B. Walczak believes that cost can be shared with other homeowners/associations that are affected by marsh flooding.
	+ More discussions are needed.
* LMA Annual Meeting
* **LMA annual meeting will take place on Saturday May 18th at 9:30am at a place to** **be determined.**