**LEE MANOR ASSOCIATION**

**BOARD OF DIRECTORS**

**December 17, 2022 MEETING MINUTES**

Scranton Library, 9:30am to 11:30am

Members attending: Skroly, Fleming, Fumex, Hennessy, Walczak, Smith.

Absent: Weshler, Burk, Peterson

Homeowners in attendance: John Kozub, 55 Taylor

1. President’s Report( Fleming)

* Outline Mtg topics per below:
* Recap of projects: tree cutting & road repairs, beach debris and erosion
* Ordinance / neighborly type issues: cars, fences(toffee) ; obstructions( bball hoops, rocks)
* Beach: Raft replacement; erosion and rocks; pavilion at toffee path access?( did we mention Pavillion?)
* Lee Way fence repair
* Road planning
* Board seats, Skroly, Weshler, Peterson up for renewal. Need to determine if parties interested.
* B. Levine sent email to B. Miller about amount of water on Levine property. P. Fleming alerted via B Miller. Pipe issue concern, intermittent draining.
  + LMA and Miller not proposing any action with pipe at this time.
* P. Hennessy stated Levine big time developer, she claimed him to be knowledgeable in this area of water management having built his properties.
* P. Smith – best to have data driven information to make further decisions about pipe.
* P. Fleming – no engagement from Levine, more demanding than engaging. There’s been no proposal or thought expressed to support water mgmt. knowledge as claimed in this mtg.
* Miller to respond directly to Levine.

1. Beach Erosion- Remediation Outside Expert

**Robert Sonnichsen P.E.,** [**https://www.waldollc.com**](https://www.waldollc.com)**, Professional Engineers and Land Surveyors**

* Extensive work and experience with beach remediation and nourishment.
* Discussed history of coastal Madison and erosion history.
* Extensive work performed in Branford and Madison:
  + – Pine Orchard Area ( Branford) & Middle Beach homes (Madison)
  + Beach Nourishment projects, built out jetty ( one or both instances ?), added sand. Neighbors joined up for successful project.
* LMA beach in full winter bloom. Southeast driven storms in winter, southwest during spring/summer. Not much natural nourishment from southwest for sand replacement.
* Solutions possible.

1. Reach out to beach community, Kelsey, Beauclair, Levine, Miller, Vounatso for collective support for remediation.
2. Purchase sand. Dump, spread. 75 dollars an installed ton, $100K potential.
3. Capture drift coming from East. Possible groin, jetty?
4. Keep tidal wetland viable, what’s been done so far is good. See healthy marsh (Robert had walked site days in advance)
5. Next step, management study. Further analyze for options. 5 to 7K possible.
6. P. Fleming to continue with further information from Robert Sonnichsen.
7. Budget - Fumex

* 2 and ½ payments ( annual dues) still outstanding. Efforts to identify one neighbor very difficult; possible LLC , Actions involving Liens discussed.
* Dues raised general question of registry and access to email for residents. Several neighbors still not registered to website.
* As far as know any and all outstanding invoices paid.
* Discussed budget forecast need. B. Walczak to try and tackle.

1. Snow Removal/Fence Repair(All)

* Should have roads treated in addition to plow? Tom Peterson help with this?
* Old fence guy no longer doing it. Need to find new person for repair. J. Fumex may know an individual for $50 and hour plus materials. Will reach out.
* P. Hennessy, observed Ethan Allen truck damage fence. Any recourse?

1. Tree Removal (All)

* Continue yearly A&L tree evaluation.
* Explore means of encouraging tree planting; group noted trees not being replenished as is much desired
* Madison yearly tree giveaway?

1. Roads (P. Fleming)

* Potholes filled. Not thrilled with work in comparison to year before Decent price 6K ( low bid w. others 2 and 3 k higher)
* Expecting proposal, 3M Paving, to do entire neighborhood.
* Road Committee, P. Fleming, T. Guerrera, PEM, others?
* 55,000 sqft of road. Engineered solution, overlay, mill & pave, remove and regrade, etc.
* Appox. 10k year for pothole repair. Money better spent?
* Need budget forecast for road repair. Annual meeting in 2023 members want to know possible assessment amount and or dues increase. B. Walzcak agreed to prepare forecast if provided data.

1. Beach Committee (All)

* Discussed remediation, R. Sonnichsen
* New raft needed, options obtained by Stan are listed below.
* **Bruce Beebe**
  + **10' x 8' raft - $4,150(includes ladder w/ existing anchorage system)**
* **Replace raft with the same type of raft ShoreMaster Poly Swim raft (7.5 x 9.5) - $1,889.00(utilizing existing anchorage system)**
* **H. S. Plaut Environmental Company, LLC. Easy Dock (10 x 10)- $7,944.91(Three (3) point anchorage system) - all new chain and three (3) 200 lb pyramid anchors**

1. Ordinance Discussion (All)

* Discussion regarding land use issues and obstructions in common areas: Basketball hoops, objectionable fence placement, storage of unregistered vehicles. Placement of obstructions on LMA easement property not allowed.
* Potential to revisit language in ordinance as tool to manage concerning conditions. Wellbeing of all residents noted as common interest and fair means to promote considerate neighborly land use.
* Letters from Board needed to address some of these issues?

Meeting adjourned at 11:30am.

Next meeting scheduled for February 11th 9:30 to 11:30 Scranton Library.