**Lee Manor Homeowners Association**

**Board of Directors**

**May 16, 2020**

**minutes**

Time: May 16, 2020 09:00 AM Eastern Time (US and Canada) – by Zoom

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Agenda: Board member requests for additions to the agenda. No items were added

Members attending: Burk, Delgrego, Fleming, Fumex, Heenan, More, Peterson, Rigney, Viscomi

Officer Reports:

* President – More
	+ Ordinances have been distributed by USPS mail to the residents who do not have e-mail addresses on file
		- Letters to Petrucelli (2 Toffee) asking him to relocate portable toilet by 5/15
		- Letter to Luciano (34 Toffee) to limit noise and idling trucks early in the morning
	+ Drainage pipe update. Deferred to Old Business
	+ Lee Manor Annual Meeting – May 30, 2020 will be held by Zoom
* Treasurer – K Viscomi
	+ Adoption of 2020-2021 budget for presentation at the Annual Meeting
		- The Board discussed the proposed 2020-2021 Annual Budget that was presented at the 4/18 meeting.
		- Discussion points:
			* Agreed to an effort to minimize expenditures during the next year
			* Agreed to the 3-year plan for the beach renovation
			* Cancelled the 2020 Annual Picnic because of social distancing and the need to take every. Measure during the current COVID-19 epidemic
			* Use a less costly version of QuickBooks
			* Defer action on a more robust website until a needs survey is completed
			* Increased the road drainage budget to provide for repair of the duckbill valve (Toffee)
		- **MOTION: (Peterson/Fleming) Approve the proposed 2020-2021 budget for presentation at the Annual Meeting (Passed) Yes: Burk, Delgrego, Fleming, Fumex, Heenan, More, Viscomi. No: Rigney**
* Secretary – More
	+ Dates for Board meetings 2020
		- Annual meeting: May 30, 2020; back up June 20, 2020
		- 2020: 6/20, 7/18, 8/15, 9/19, 10/17, 11/21, no meeting December 2020
		- Annual Picnic: 7/18/2020
* Nominating committee – Fumex
	+ Directors: Current directors Peterson and More will be candidates for new terms. Also, Andy Skroly (50 Lee Way) and Ben Wechsler (78 Lee Way) will be candidates. Three to be elected.
		- The Board discussed the manner in which an election will take place.

Old Business:

* Recommendation about replacement of the drain from the marsh to LIS.
	+ The Board discussed at length the obligation of LMA to repair/replace the drainage pipe from the marsh to LIS. The review by attorney Keith Ainsworth substantiated that the document on record with the Town of Madison from 1963 is a valid document. Ainsworth also noted that regardless of who paid for previous repairs, the LMA is financially obligated. (completed)
	+ More noted he has been contacted by Kelsey Beach Association president about the status of the repair and the remaining hazard of metal bar remnants that remain. (ongoing)
	+ DEEP has been contacted to provide information about the requirement for the drainage pipe now compared to its installation in 1963 before extensive beach erosion. Roger Wolf from DEEP will provide this information soon. (scheduled)
	+ Discussed ways to identify the present hazard left from the old pipe (no action)
	+ Remaining issues that are barriers to action: a) view of some that the State of CT is the owner of the pipe because it was installed as part of mosquito control; b) the claim that the State DEEP is responsible for cost of maintenance; c) concern about the esthetics of an 18” green drainage pipe.
	+ No action was taken.

New Business:

* There was no new business

Adjournment: The meeting ended at 10:25 AM