**LEE MANOR ASSOCIATION**

**Annual Meeting**

**Johnson Family Community Room, Scranton Library**

**9:30 am to 11:00 May 21, 2022**

**MINUTES**

**Board Members in Attendance: P. Fleming, P. Smith, S. Burk, B. Walczk, A. Skroly, T. Peterson, J. Fumex, P. Hennessy: Absent: B. Weshler**

**Families Represented; Cummings, Reilly, Lynch, McNerney, More, Wallace, Treado, Cosgrove, Metz, Pagano, Ginsburg**

**Proxies, 7 families**

**Welcome new Lee Manor residents, Kristen and Dr. Phil Ginsburg, 30 Toffee Lane**

Meeting Start: 9:45am

* President – P. Fleming
* President called the meeting to order and reviewed the agenda.
* Introduced LMA Board members and provided background on each.
* Moved to initial item on agenda which was **budget**.

1. Budget explained to be based on recurring annual and critical expenses, snowplowing, median, beach maintenance, insurance, etc. No fee increase this year.
2. Long and detailed discussion about roads ensued. Lee Way road problems. Want to see line items savings for road. Rather have built into dues rather than assessment.
3. Pem McNerney and Scott Wallace asked for further explanation about road savings and plan to address savings and when expect road work to commence? Pen McNerney said it would be very helpful to know when and how much as far in advance as possible, whether an increase in annual dues or a special assessment.
4. Bob and Paul discussed last year’s fee increase was the beginning of savings for road and Paul addressed history of road savings. Hoping for road replacement in 3 years. Bob Walczak cited an anticipated expense of between $150,000 and $200,000.  (This estimate was obtained last year, before the more recent inflation increase.) Potential survey through website?
5. Never enough cash to allocate for roads at current savings.
6. M. Cosgrove suggested setting up a “sinking” fund for repairs.
7. Bob Walczak suggested two budgets one for roads and one for all other expenses.
8. Question about town taking over roads. Tom Peterson said that this has been looked into before. Roads would need to meet town standards. Town has no interest in taking over roads.

* Show of hands confirmed majority of resident’s **favor increasing dues over time and want to see two budgets, roads & operating. Note: The raising of the dues or** **special assessment was simply to get an idea of what people thought and not official in any capacity at this time.**
* Kathleen Diana-Reilly asked if we could hire a teenager for beach cleaning. Issues surrounding reliability and finding one to carry out cleaning was discussed. Decided not a good option and stick with current Razor Landscape.
* Streetscape Plan, Jill Metz asking for further explanation around budget monies. Andy explained.
* Fred More commended board, happy with the group and trust in its work.
* A. Skroly made a motion to vote for approval on budget T. Peterson second the motion. **Motion to approve budget unanimously approved!**
* Elections – P. Fleming
* Addressed process for “recommending” candidates for board.
* Election committee of Walczak, Fumex and Skroly to vet candidates.
* Four candidates came forward, P. Fleming, J. Fumex, S. Burk and M. Cosgrove. M. Cosgrove volunteered to be treasurer if elected.
* Three current board members were identified on ballots as “current board members”
* P. Hennessy to be “approved” to fill vacancy left by K. Viscomi move.
* Ballots due June 15th to A. Skroly, 50 Lee Way for counting.
* Beach Committee – S. Burk
* May 4th large beach clean-up occurred.
* Raft discussion. Bruce Beebe communicated to S. Burk about worn chain and broken anchor. Confirmed by S. Burk visit. 150-dollar cost for repair. Hope to have raft in by Memorial Day.
* Last year of phragmite eradication.
* Sedge grass growing in marsh is good thing.
* Additional snow fence installation, next fiscal year.
* Plantings in fall approximately $350.
* Community Enhancement – A. Skroly
* Elaborated on Streetscape Plan from Pirie Associates.
* Not written in stone, suggestions, recommendations on improving safety and beautification. Signage, trees, traffic flow.
* Schedule next committee in couple weeks.
* Events/picnic. Potential for having picnic weekend after 4 of July. July9th? Covid dependent and on community feeling ok with. Kathy Reilly volunteered to organize.

* Q&A – P. Fleming
  + Community participation valuable.
  + Free sharing of news. Website and newsletter **(Leemanorassociation.com), please register.**
  + Question about having a road committee? Small committee of P. Fleming and T. Peterson and T. Guerera. Others (Pem McNerney) expressed interest in participation.
  + Board meetings all are welcome.
  + Deborah Pagano made an inquiry on the change of time for the annual meeting? Evenings? Zoom? Board did not want to infringe on association members Memorial Day holiday weekend.
* Meeting Adjourned 10:50am