**LEE MANOR ASSOCIATION**

**BOARD OF DIRECTORS**

**April 22, 2023, MEETING MINUTES**

Scranton Library 9:30 to 11:30 am

Members attending: Skroly, Fleming, Burk, Fumex, Hennessy, Walczak

Absent: Weshler, Smith, Peterson

Homeowners in attendance: C. Wallace, J. Contessa, P. Brandi

1. President’s Report( Fleming)

* Reviewed Agenda:
  + Budget Discussion for Adoption
  + Beach Update
  + Board Candidates Recommendations
  + Ordinance Discussion

1. Treasurer’s Report(Fumex)

* Board reviewed annual budget line by line.
* Budget to be reviewed and voted on by email week of April 24th. Then sent to Association residents for review and vote on May 20th.
* B. Walczak drafted a 15-year budget forecast accounting for 3.8% inflation, the idea is to provide association with costs associated with possible road paving in 3 years.
* Bring to Association referendum on roads.
  1. Vote to do road paving in 2025 and pay with onetime assessment of $2,200.
  2. Vote to do road paving in 2025 and stretch assessment out over 3years, 2023, 2024, 2025, equating to special assessment of $776 per yr .
* Does the association want roads re-paved in three years or money to go towards beach related projects. Discussion ensued about the emergency expense incurred and need to avoid recurrence?
* C. Wallace – Possibility that water company will put new main line down Taylor in 2 years?
* RAZOR Landscape Beach clean-up 2022 still need invoice. No snow plow invoice received for one action this past winter.

1. Beach Report

* Stan Burk confirms that Beebe Marine will accept new raft. Cost for raft and delivery $2,100.
* Bebee to anchor in Sound. A fee will be incurred for putting ladder together and attaching to raft.
* New anchor needed, mushroom?
* Stan presented list for items needed for beach including snow fence, new silt fencing, supplies to erect fence, possible additional plantings.
* Toffee pump repair almost complete. Had a dry run week of April 17th. Will do a wet run week of April 24th.
* Suggested yearly maintenance on pump.
* Beach clean-up scheduled for Saturday May 13th 10:00am.
* Beach discharge pipe discussed with recognition consortium of neighbors to be involved in scope and costs. Data /engineer need noted; consortium build is slow process; dune restoration beneficial for area.

1. Board Candidates

* Three board members are up for re-election: Andy Skroly, Tom Peterson and Ben Weshler.
* As outlined in the Charter, the Board has a Candidate Review Committee to review candidates who are interested in serving the three-year term on the Board. Board members are encouraged to actively participate in LMA Board meetings and projects or issues brought to the Board that have a direct impact in Lee Manor Association.
* The Committee was encouraged that two residents of LMA were interested in becoming members of the Board: Bob Treado and Joe Contessa.
* The committee recommends Bob Treado, Joe Contessa and Andy Skroly for the Board.
* Ballots for election to the Board will be handed out on May 20th at the annual meeting. Ballots will include the names of all individuals interested in becoming members of the Board: Tom Peterson, Ben Weshler, Bob Treado, Joe Contessa and Andy Skroly.
* Patricia Hennessy had submitted her resignation to the Board, consequently, the Board has identified Pat Brandi who has agreed to fill out the remainder of Patricia H’s term (1 year).

1. Ordinance

* Discussion ensued regarding LMA Charter and Ordinance
* Review Charter to see, if possible, to modify number of Board members required ( difficult to maintain 9 active volunteers). Legal review may be needed.
* Ordinance review needed to address neighbors’ concerns about construction issues. Town responsibilities and due diligence?
* Enforcement issues, legal support.
* Multiple issues, Board responsibilities, Town responsibilities. Further discussion needed.

Meeting adjourned 11:30 am.

Next meeting May 20th Annual Meeting 9:00am Senior Center