1	LEE MANOR ASSOCIATION
2	MADISON, CT 06443
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4	Minutes
5 6 7	Board of Directors, Lee Manor Association Saturday September 9, 2017
8	Madison Senior Center
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10 11 12 13 14	The meeting was called to order by President Juliette Fumex at 9:00AM. The following members were in attendance: Juliette Fumex, Andy DelGrego, Tom Peterson, Sharon Heenan, Phillip Viscomi, Wayne Rigney, Frank Bergonzi, Fred More Absent: Tony Agnese
15	LMA Property Beach/Betty Rock:
16 17 18 20 21 22 23 24 25 26 27	<ul> <li>Map of the LMA property supplied by Frank Bergonzi and discussed property lines of the association.</li> <li>Beach property lines.</li> <li>mid-1980's the beach line disappeared</li> <li>Jetty on the east side of the property <ul> <li>Stone crib was in the 1970's – allowed natural flow</li> <li>Concrete was added and it stopped the flow</li> </ul> </li> <li>Survey was done in early 2010's that had mixed results but does include Betty Rock <ul> <li><i>[secretary's note: after the meeting the results of earlier surveys were provided. They will be scanned and added the the LMA website for Board member only review.]</i></li> </ul> </li> </ul>
28	Secretary Report (submitted in writing)
29 30 31 32 33 34 35 36 37	<ul> <li>Minutes: 4/29 Board meeting; Annual Meeting were submitted and reside on the Association website.</li> <li>Website: The website <u>www.leemanorassociation.hoa-express.com</u> has been active since June 2017. There are 24 registered properties represented on the website. It has been used to do bulk mailing in addition to traditional blast e-mail to the community.</li> <li>E-mail addresses exist for 46 LMA residences. Twenty-one addresses do not have an e-mail.</li> <li>Mailings: The mailing for the 2017 annual dues is completed.</li> </ul>
38	Treasurer Report:
39 40 41	<ul> <li>Dues have been paid – 8 outstanding         <ul> <li>Checking account balance: \$28,7001</li> <li>Savings account balance: \$37,598.</li> </ul> </li> </ul>

1	<ul> <li>Will place \$30,000 in a certificate of deposit</li> </ul>
2	<ul> <li>Allocations have not been made to Emergency and Road Fund but this will be</li> </ul>
3	accomplished shortly.
4	<ul> <li><u>Outcome</u>: Three account balances will be set up</li> </ul>
5	<ul> <li><u>General Fund</u>: income from annual dues</li> </ul>
6	<ul> <li><u>Emergency fund</u>: as per Annual Meeting – capped at \$20,000 and will be</li> </ul>
7	funded at \$10,000 in 2017
8	<ul> <li>Maintained as a line item in the budget not a separate account</li> </ul>
9	<ul> <li><u>Road Fund:</u> Will be funded from annual assessment (\$200) to \$120K for</li> </ul>
10	road renewal/replacement in five years
11	<ul> <li>Maintained as a certificate of deposit.</li> </ul>
12	Roads:
13	<ul> <li>Landscaping Lee Way in the summer –</li> </ul>
14	<ul> <li>\$500 bill must be paid but the job was not done – Amato was contracted</li> </ul>
15	but did not complete the job [Agreed not to pay Amato]
16	<ul> <li>Contractor left because of abusive behavior by Lee Way residents</li> </ul>
17	• There is no standard for the median even though the Association owns it
18	<ul> <li>O Criteria:</li> </ul>
19	<ul> <li>Landscaping must not interfere with access to road</li> </ul>
20	<ul> <li>Remove dead trees (has been ongoing)</li> </ul>
21	<ul> <li>Discussed the ownership of the median on Blakeman is different</li> </ul>
22	<ul> <li>Suggestion:</li> </ul>
23	<ul> <li>Do the maintenance</li> </ul>
24	<ul> <li>Remove the invasive species and remove them</li> </ul>
25	<ul> <li>There is no agreement on the treatment of the median but LMA has the</li> </ul>
26	obligation to maintain it
27	$\circ$ Find someone to do the necessary trimming (encroaching on the
28	road). Let people know when it is happening – notification will be
29	made by regular mail.
30	Drains:
31	<ul> <li>Spring: Victor Rooter cleaning out the drains. Contractor was confronted</li> </ul>
32	by a resident and the contractor left.
33	$\circ$ [Send notice to every resident about the need to do maintenance and
34	it is inappropriate to interfere with contractor. Notification of exact
35	date will be communicated on the website]
36	Beach:
37	<ul> <li>Issues related to the dune:</li> </ul>
38	<ul> <li>The dune prevents the erosion of the beach</li> </ul>
39	<ul> <li>The State of CT is committed to maintain the dune with plantings</li> </ul>
40	and other aspects of the integrity of the dune
41	<ul> <li>Need to create some grass to rebuild the dune</li> </ul>
42	<ul> <li>We need to recruit leadership</li> </ul>
43	<ul> <li>[Motion: to preserve the integrity of the present dune</li> </ul>
44	(Heenan/More)

1 2 3 4 5 6	<ul> <li>Amended – put in a snow fence 10 feet North of the current string line and 2 foot south of the platform and plant (Rigney).</li> <li>Amended - Phil Viscomi will make a contact to gain expertise to help develop a master plan</li> <li>Passed 7-1</li> </ul>
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8	LMA Ownership/Betty Rock:
9	<ul> <li>Frank Bergonzi:</li> </ul>
10	<ul> <li>Produced original plat map for Lee Manor Association</li> </ul>
11	<ul> <li>May be useful to determine right of way</li> </ul>
12	<ul> <li>Claims that LMA has ownership of Betty Rock</li> </ul>
13	<ul> <li>Determining the present legal status of LMA</li> </ul>
14	<ul> <li>Discussed the history of the beach access to Betty Rock</li> </ul>
15	In the past poles were sunk
16	In the past a platform was used
17	<ul> <li>Possibly trade access to the former Reynolds property to gain access to</li> </ul>
18	the beach and Betty Rock
19	$\circ$ The Board agreed in principle to pursue investigations to determine
20	the accuracy and validity of the plat map concurrent with outside
21	legal efforts to secure a right of way to the area in question.
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23	Respectfully submitted,
24	Frederick More, Secretary
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