



- 1                   ▪ Will place \$30,000 in a certificate of deposit
- 2 • Allocations have not been made to Emergency and Road Fund but this will be
- 3 accomplished shortly.
- 4 • Outcome: Three account balances will be set up
- 5     ○ General Fund: income from annual dues
- 6     ○ Emergency fund: as per Annual Meeting – capped at \$20,000 and will be
- 7 funded at \$10,000 in 2017
- 8                   ▪ Maintained as a line item in the budget not a separate account
- 9     ○ Road Fund: Will be funded from annual assessment (\$200) to \$120K for
- 10 road renewal/replacement in five years
- 11                   ▪ Maintained as a certificate of deposit.

## 12 **Roads:**

- 13 • **Landscaping Lee Way in the summer –**
- 14     ○ \$500 bill must be paid but the job was not done – Amato was contracted
- 15 but did not complete the job [**Agreed not to pay Amato**]
- 16     ○ Contractor left because of abusive behavior by Lee Way residents
- 17     ○ There is no standard for the median even though the Association owns it
- 18     ○ Criteria:
- 19                   ▪ Landscaping must not interfere with access to road
- 20                   ▪ Remove dead trees (has been ongoing)
- 21     ○ Discussed the ownership of the median on Blakeman is different
- 22     ○ Suggestion:
- 23                   ▪ Do the maintenance
- 24                   ▪ Remove the invasive species and remove them
- 25     ○ There is no agreement on the treatment of the median but LMA has the
- 26 obligation to maintain it
- 27     ○ **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     ○ Spring: Victor Rooter cleaning out the drains. Contractor was confronted
- 32 by a resident and the contractor left.
- 33     ○ **[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     ○ **Issues related to the dune:**
- 38                   ▪ The dune prevents the erosion of the beach
- 39                   ▪ The State of CT is committed to maintain the dune with plantings
- 40 and other aspects of the integrity of the dune
- 41                   ▪ Need to create some grass to rebuild the dune
- 42                   ▪ We need to recruit leadership
- 43                   ▪ **[Motion: to preserve the integrity of the present dune**
- 44 **(Heenan/More)**

- 1                   • **Amended – put in a snow fence 10 feet North of the**
- 2                   **current string line and 2 foot south of the platform and**
- 3                   **plant (Rigney).**
- 4                   • **Amended - Phil Viscomi will make a contact to gain**
- 5                   **expertise to help develop a master plan**
- 6                   • **Passed 7-1**

7

8 **LMA Ownership/Betty Rock:**

9       ○ **Frank Bergonzi:**

- 10           ○ Produced original plat map for Lee Manor Association
- 11           ○ May be useful to determine right of way
- 12           ○ Claims that LMA has ownership of Betty Rock
- 13           ○ Determining the present legal status of LMA
- 14           ○ Discussed the history of the beach access to Betty Rock
  - 15               ▪ In the past poles were sunk
  - 16               ▪ In the past a platform was used
- 17           ○ Possibly trade access to the former Reynolds property to gain access to
- 18           the beach and Betty Rock
- 19           ○ **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.**

22

23 Respectfully submitted,

24 Frederick More, Secretary

25