

BOARD OF TRUSTEE MEETING
SATURDAY, June 21, 2025, AT
8:30 A.M. CLUBHOUSE 2

PRESENT: President Alan Martel, Vice-President Michael Fitzpatrick, Trustee George Fowler, Trustee Phil Oreto, Trustee Rob Berger, Trustee Spike Ross-Corbett, Trustee Scott Sanfason, Trustee Carrie Besen-Reinhart, Public Works Supervisor David Cameron, Security Officer Carol Carey and Amy Harris, Director of Finance and Administration

CALL TO ORDER: The meeting was called to order at 8:30 a.m.

ABSENT: Trustee Randy Robinson

APPROVAL OF MINUTES

MOTION: President Alan Martel moved to approve the May 2025 Meeting Minutes as presented. Seconded by Trustee Phil Oreto. **The motion passed unanimously.**

TREASURERS REPORT

Trustee Fowler reported that as of the end of May 2025, the Overall Budget was 11.13% spent, the Operating was 11.19% spent and we are 8.33% through the Fiscal Year. The Operating Account showed a balance of \$ 104,892.00; the CD Money Market Account had a balance of \$1,634,482.00 and Petty Cash showed a balance of \$300.00 for a total of \$1,739,674.00.

MOTION: Trustee Oreto moved to accept the Treasurer's Report as presented. Seconded by Trustee Ross-Corbett. **The motion passed with Trustee Fowler abstaining.**

DIRECTOR OF FINANCE AND ADMINISTRATION

Amy Harris reported:

- Water Shut Off Notices: 169 Notices were sent this month, and we will be doing shut off in the next couple of weeks.
- Business Ins. is under budget this year according to by about 20K. They have suggested a cyber policy. We currently have coverage in our current Package Policy of \$250,000, they recommend obtaining a separate more robust policy. We received quotes showing rates for \$250K, \$ 500K and 1 million.

MOTION: Trustee Oreto moved to obtain a separate Cyber package for \$500k. Seconded by Trustee Berger. **The motion passed unanimously.**

- Audit is ongoing and moving forward. Every year the Board is asked to review the budget item for Future Major Repairs and Replacement. After a brief discussion, the Board unanimously agreed to increase the amount to 200K.
- Texting communication service has been spearheaded by Trustee Besen-Reinhart. She presented that the company that holds our website can provide the service for \$1750 first time set up. \$250 annually moving forward.

MOTION: Trustee Besen-Reinhart moved to approve the text service proposal. Seconded by Vice-President Fitzpatrick. **The motion passed unanimously.**

- New mailboxes are being requested by the new Limerick Postmaster for Sportsman Way and Fisher Dr. due to the community growth.

MOTION: President Martel moved to approve the purchase and install of the requested mailboxes. Seconded by Vice-President Fitzpatrick. **The motion passed unanimously.**

SECURITY OFFICER REPORT

Carol Carey reported:

- Spoke with Deputy Faye. He stated it has been quiet with nothing really going on.
- There is an issue with kids on dirt bikes on Sportsman's Way. Carol as well as the State police have been out to the residence several times over the years, with no real result. Carol will continue to report issues to the State Police.

PUBLIC WORKS MANAGER REPORTS

David Cameron reported:

- The culverts and ditching on Arrowhead Ln, Pond Rd, Beaver Dam and Pinecrest are underway to repair damage from main breaks and to also help with drainage.
- Greg is currently exercising valves to identify which ones are operating and replacing valves that are not.
- The crew eliminated the large rock protruding from Old Country Way
- The grader had a wheel bearing issue but has been fixed.
- Removed Pond Rd tennis courts, graded and seeded.

NEW BUSINESS

LOT 1571 UNDERGROUND UTILITIES: The owners are requesting the right to cross the greenbelt to run underground power to their new garage. They have received permission from their neighbors to cross under their lot as part of the project. There is existing power, and this is not absolutely necessary. It has been requested as it is a cost-effective way to get power over the improvements made to the property. The Board had a lengthy discussion about whether the Deed Restrictions would allow the Board to approve on a case-by-case basis and what kind of precedent this would set.

MOTION: President Martel moved to approve the members request to cross over green space with underground utilizes. Seconded by Trustee Sanfason. **The motion was rejected 5 to 2.**

BALLOT DRAWING

The Names for the ballot position for the Annual Meeting were drawn and will appear as follows:

1. Nanette Walton
2. George Fowler
3. Scott Sanfason
4. Dylan Francis
5. Michael Ross-Corbett

HEALTH INSURANCE RENEWAL

The most comparable insurance plan increased by 14%. The current budget is enough to cover the quoted amount. The Board discussed that, LAC covers 100% of premiums for employees, which is a great benefit to the Employees, but we may need to consider making a change in the upcoming years.

MOTION: Trustee Oretto moved to approve the 14% increase with 100% of premiums paid by LAC for this year and continue with Harvard Pilgrim. Seconded by Trustee Berger. **The motion passed unanimously.**

COMMITTEE REPORTS

Water

President Alan Martel report:

- Well #3 is moving forward steadily. Currently we are reviewing bids. The projection of funds for the project is in line with the bids received. Amy is looking into financing to cut down on available funds impact. She will be connecting with the bank to review terms, and research options with Maine Bond Bank.
- Crescent Drive project has been moved to after Labor Day.

Lake Improvement

Vice President Michael Fitzpatrick reported that Dash program is up and running. We have two more treatments to do this year. 7/28 will be Niad treatment. Then about a week or two after the Milfoil treatment will be done. They have been very effective, and we have seen vast improvement in the last two years.

Road

Spike Ross-Corbett reported:

- Moving forward with the ditching, the grader is operable.
- Requesting additional funds be reviewed for the patching of roads.

Equipment

President Alan Martel report:

- The grader is over 30 years old. At this time, it is recommended that the Board consider purchasing a new/used grader. David Cameron will do research to find a viable new/used grader.
- The crew needs a new pressure washer for the amount of \$5500.00.
- State inspection of the garage went well. David Cameron was advised by the inspector that a lift was needed for the garage. The cost is approximately \$5000.00.

MOTION: Vice President Fitzpatrick moved to grant the amount of \$5500.00 toward the purchase of a new pressure washer. Seconded by Trustee Ross-Corbett. **The motion passed unanimously.**

MOTION: Trustee Oreto moved to approve \$5000.00 for a lift in the garage. Seconded by Vice President Fitzpatrick. **The motion passed unanimously.**

Recreation

Spike Ross-Corbett reported:

- Pond Road Tennis Court has been removed and seeded. It looks great. The Ridgeway Court is scheduled for August. There will be bolsters placed in front of them to prevent driving on the new spaces.
- The Garden Club has been doing a great job in the community.
- Events: Trivia night is going very well, still in planning mode for the 4th of July events.
- The Golf Event is on July 18th. Trustee Oreto stated that it was a very successful event with 88 players last year.

Real Estate

Rob Berger reported:

- Three new building permits have been approve this month.
- Taxation issues for Waterboro and Limerick are being discussed with local reps, and he has contacted the Governor.
- Waterboro is looking to change some agricultural zoning into residential zoning. This will have a large impact on our community and infrastructure.
- With the growth and use of the LAC infrastructure, the Board should be discussing ways to slow building with a suggestion of raising impact fees.

MEMBERS' CONCERNS AND APPEALS

Lot 1442: John Festa

- John expressed interest in being on the recreational committee.
- Courts need cleaning and cracks need to be treated with insect repellent.
- Requested consideration of wind screens placed on the fences of tennis courts.

Lot 1386: Nanette Walton

- Asked if there was going to be an Ice Cream Social event. Spike Ross-Corbett said there is one in planning.
- Stated concern over the surge in building and the stress it puts on the infrastructure of the community.
- Suggested imposing some type of "Impact Fee" for investment properties.

Lot 1406: Pat Lyons

- Expressed frustration over "No communication" regarding the Crescent project. President Martel stated that is because there have been no changes to communicate and the project will be on target for after Labor Day.

The meeting adjourned at 9:58am.