

**BOARD OF TRUSTEE MEETING
SATURDAY, July 19, 2025, AT
8:30 A.M. CLUBHOUSE 2**

PRESENT: President Alan Martel, Vice-President Michael Fitzpatrick, 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.

APPROVAL OF MINUTES

MOTION: Vice-President Mike Fitzpatrick moved to approve the June 2025 Meeting Minutes as presented. Seconded by Trustee Scott Sanfason. **The motion passed unanimously.**

TREASURERS REPORT

Amy Harris reported that as of the end of June 2025, the Overall Budget was 21.32% spent, the Operating was 21.41% spent and we are 16.67% through the Fiscal Year. The Operating Account showed a balance of \$ 116,849; the CD Money Market Account had a balance of \$1,635,440 and Petty Cash showed a balance of \$300.00 for a total of \$1,752,589.

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

DIRECTOR OF FINANCE AND ADMINISTRATION

Amy Harris reported:

- Water Shut Off Notices: 172 Notices were sent last month with zero shut offs compared to 36 notices sent in July. We will be doing shut off in next couple of weeks.
- The Annual Meeting is August 2nd at 9:00. All Trustee articles are due next week.
- Lot 1105: The water has been shut off as of June 2023. They are currently living in the house with no water or electricity and a small child. There is a trailer full of trash on the lot. The Town of Limerick is handling this property.
- Lot 1550: It is believed that the trailer that is parked in the corner of the lot at Club 2 has people living in it. We will be sending a letter of violation.

SECURITY OFFICER REPORT

Carol Carey reported: The issue with recreational vehicles speeding, it was suggested that a Speed Limit sign be put in. President Alan Martel suggested utilizing the Board at the end of Old Portland Rd. to remind people to slow down.

PUBLIC WORKS MANAGER REPORTS

David Cameron reported:

- New ropes have been added to the swimming areas for Beaches 1 and 2.
- A new red buoy has been placed in service.
- The road grading and ditching continues, as does the search to find a new grader.
- Carrolls will be providing a quote to pave the ends of Beaver Dam Road and Park Lane.
- A new pressure washer has been received and will be put to good use on the buildings, etc.
- The air conditioner has been replaced at Club 1. It is recommended that we look into getting a Mini Split Unit.
- Fill and Loam is available for members. The material is free, but we do charge for delivery.

MOTION: President Alan Martel moved to allow \$3,500 from Capital Improvement for the paving of the Park Lane and Beaver Dam Rd aprons. Seconded by Trustee Phil Oreto. **The motion passed unanimously.**

MOTION: President Alan Martel moved to allow \$4,000 from Capital Improvement for Culverts. Seconded by Trustee Rob Berger. **The motion passed unanimously.**

MOTION: Vice-President Mike Fitzpatrick moved to allow \$14,000 from Capital Improvement for the purchase of Equipment for Water/Leak detection. Seconded by Trustee Rob Berger. **The motion passed unanimously.**

NEW BUSINESS

EMPLOYEE BENEFIT CHANGE: The Board reviewed an insurance carrier change for Life Insurance, AD&D, LTD and STD. We will move from UNUM to SUN LIFE with no changes in coverage. SUN LIFE has a lower threshold of five employees as opposed to UNUM having a threshold of 10.

LACC DONATION:

MOTION: Trustee Phil Oreto moves to approve the LAC donation of \$20,000 to LACC. Seconded by President Alan Martel. **The motion passes unanimously with Mike Fitzpatrick and Rob Berger abstaining.**

COMMITTEE REPORTS

Water

President Alan Martel reported: We are currently waiting on an estimate for a Bank Loan for the remainder of the Well 3 project. We should hear back within the next week. The work is expected to start Mid-August.

Lake Improvement

Vice President Michael Fitzpatrick reported:

- PALZ has identified three more plants in Doyle Cove.
- The Golf Tournament was a big success. Trustee Phil Oreto was asked to speak on it, and he reported that this was the 17th Annual Tournament. There were a few less players this year at a total of 76. Overall, a great turnout with over \$4,000 raised.

Equipment

President Alan Martel reported that the search continues for a quality used grader to add to the fleet. We are taking our time to ensure this purchase is one that will last the community 10-15 years.

Recreation

Spike Ross-Corbett reported:

- Based on the survey that was sent out for suggestions on how to utilize the Pond Rd space, the majority of votes go to leaving it as an open field/outdoor game area.
- Currently coordinating with the crew to get the tennis courts power washed.
- The July 4th event went very well. There were 216 votes that came in for the Boat Parade. For the BBQ, there were over 130 attendees. This proved to be a successful event, well received by the community.
- Trivia night is the 3rd Friday of each month.
- The Ice Cream Social will be held prior to Labor Day.

Real Estate

Rob Berger reported:

- There have been three new building permits so far this month. That makes seven total so far, this Fiscal Year.
- Amy received an email from Stanley in Limerick stating that they will NOT be selling the lots. This issue has been resolved for the time being.

AUDITOR'S REPORT - FY 25

Amy Harris reported on the reports that we received from Albin Randall and Bennett on the recent audit that they completed:

- The Management Letter and Financial Reports were reviewed by the Board with no concerns or questions.
- The Balance Sheet remains strong.
- Due to new housing starts, there was a cash surplus.

MOTION: Vice President Mike Fitzpatrick moved to distribute \$140,050 from the surplus into the Future Reserve Fund. Seconded by Trustee Rob Berger. **The motion passed unanimously.**

MOTION: President Alan Martel moved to distribute \$200,000 to Capital Improvement in anticipation of loan repayment. Seconded by Vice-President Mike Fitzpatrick. **The motion passed unanimously.**

MOTION: Vice President Fitzpatrick moved to distribute \$196,287 into Capital Improvement. Seconded by President Alan Martel. **The motion passed unanimously.**

MEMBERS' CONCERNS AND APPEALS

Gary Zuger Lot 0921 – Gary listed several concerns starting with dirt bikes driving on the beaches. He also stated concern that Beach 1 is a “Drunk Beach” and explains that several nights there are parties going on out there after dark. The road drainage has been an issue it seems since the storm of April 2024. Gary ended his statement with a “Thank you” as he has never seen the lake look better.

Stacy Kirk Lot 1486 – Stacy asked if there could be a basketball hoop added to the tennis courts on the Limerick side. Trustee Spike Ross-Corbett replied with no; and but, the portable hoop that is there now may continue to be utilized.

The meeting adjourned at 10:05 am.

Meg Exley – Recording Secretary