

BOARD OF TRUSTEE MEETING
SATURDAY, October 18, AT
8:30 A.M. CLUBHOUSE 2

PRESENT: Vice President Michael Fitzpatrick, Trustee Phil Oreto, Trustee Spike Ross-Corbett, Trustee Scott Sanfason, Trustee Carrie Besen-Reinart, Trustee Dylan Francis, Trustee Nanette Walton, 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: President Alan Martel, Trustee Rob Berger

APPROVAL OF MINUTES

MOTION: Trustee Phil Oreto moved to approve the July 2025 Meeting Minutes as presented. Seconded by Trustee Spike Ross-Corbett. **The motion passed unanimously.**

E-MAIL VOTES:

MOTION: Trustee Phil Oreto moved to approve the e-mail votes for the purchase of a plow. Seconded by Trustee Scott Sanfason. **The motion passed unanimously.**

TREASURERS REPORT

Trustee Scott Sanfason reported as of the end of September, the Overall Budget was 42.74% spent, the Operating was 42.17% spent and we are 41.67% through the Fiscal Year. The Operating Account showed a balance of \$68,113; the CD Money Market Account had a balance of \$1,608,178; and Petty Cash showed a balance of \$300.00 for a total of \$1,676,591.

MOTION: Trustee Carrie Besen-Reinart moved to accept the Treasurer's Report as presented. Seconded by Trustee Nanette Walton. **The motion passed with Trustee Scott Sanfason abstaining.**

DIRECTOR OF FINANCE AND ADMINISTRATION

Amy Harris reported:

- Water Shut Off Notices: In September we had 43 shut-off notices, with no shut offs. October, we had 79.
- A letter was sent to the people that were reported to have chickens. They had until the 8th to remove them, and they still have not. We will do a door hanger with a 15-day notice, and if they still do not remove the chickens, we will start the fining process.
- Division Rd owner wrote a letter requesting a payment plan moving forward. After a brief discussion, the Board decided to deny the members' request, and to let the Town of Limerick move forward with their process.

SECURITY OFFICER REPORT

Carol Carey reported:

- It appears there is still someone living in the Division Rd. property, as there are candles burning at night.
- Beach 7 there is a boat w/motor and Kayaks tied up, and they need to be moved.

PUBLIC WORKS MANAGER REPORTS

David Cameron reported:

- Crescent Drive water main replacement is nearing completion and should be completed by the end of the week/beginning of next. Touch up will continue for an additional week. We were able to keep water on with minimal disruptions to our members throughout the project.
- There was a water main break on Beaver Dam Rd. It was reported late Friday October 3rd, and repaired Saturday.
- Plow and sander installation is currently underway, along with winter sand/salt prep is also underway.
- New mailbox installed at Victoria CPU.
- With the Crescent project winding down, we have five new house services and a house service repair on the schedule as we switch the focus to winter preparation and road grading.

OLD BUSINESS

Production Well #3:

Trustee Scott Sanfason reported that he has spoken to Partners Bank and feels that the best course of action will be as follows:

- It is recommended that LAC applies for BOTH the line of credit AND the construction loan from Partners for financing. This allows the community to effectively pay for what is necessary to get the project started as soon as feasible.
- There is no pre-payment penalty on this loan, there is a re-finance penalty, however with getting this line of credit and the way things have been moving, there is no foreseeable need to re-finance this loan at any point.

MOTION: Trustee Phil Oreto moved to accept the recommendation of the Treasurer for financing with Partners a Line of Credit for \$500,000, along with a Construction Loan, with a variable rate and approving Alan Martel and Scott Sanfason to complete the necessary loan documents. Seconded by Trustee Spike Ross-Corbett. **The motion passed unanimously.**

Mini Splits

Amy Harris provided the Board with the updated quotes for the mini splits for the Clubhouses and Office. After a brief discussion, it was decided Allegiance would be the better option for what is needed at each location, however, the Board is looking for confirmation on the number of units being provided prior to an official vote.

COMMITTEE REPORTS

Lake Improvement

Michael Fitzpatrick reported:

- The area that has been treated this year, and it is free of Milfoil. These treatments have been extremely effective.
- We are ahead of the curve. The boats and buoys are out, and we have put the system to sleep for the Winter.
- Final CBI report is in.

Recreation

Spike Ross-Corbett reported:

- Working on plans to be proactive on tennis court maintenance.
- Trivia night is going very well.

- Halloween Decoration contest is on, and we have five homes participating.
- 50th Celebration is today.

Upcoming events:

- November 14th Trivia night
- December 13th Breakfast with Santa
- December 19th Trivia night

The Board discussed options for a social media/marketing campaign, after a brief discussion it was decided that Spike would have a meeting with the Office Staff to discuss the best way to move forward.

Trustees Carrie Besen-Reinart, Dylan Francis, and Nanette Walton will form a new communication committee. They will designate a chair amongst themselves and report back at the next meeting.

Real Estate

Spike Ross- Corbett reported for Rob Berger: There is a special Town meeting coming up for Limerick that Rob will be attending and he will report back at the next meeting.

MEMBERS' CONCERNS AND APPEALS

Lee Lauritsen, Lot 1969: Stated that there is an old dock floating in the lake and wondering what the process to remove it is. Dave Cameron will take a look and come up with a plan to remove it.

MOTION: Trustee Phil Oreto moved to adjourn. Seconded by Trustee Scott Sanfason. **The motion passed unanimously.**

Meeting adjourned at 9:35 am.

Recording Secretary, Meg Exley