

BOARD OF TRUSTEE MEETING

Saturday, November 15, 2025

8:30 A.M. CLUBHOUSE 2

PRESENT: President Alan Martel, Vice President Mike Fitzpatrick, Trustee Phil Oreto, Trustee Rob Berger, Trustee Spike Ross-Corbett, Trustee Scott Sanfason, Trustee Carrie Besen-Reinart, Trustee Nanette Walton, Public Works Supervisor David Cameron and Amy Harris, Director of Finance and Administration

ABSENT: Trustee Dylan Francis

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

APPROVAL OF MINUTES

MOTION: Trustee Nanette Walton moved to approve the October 2025 Meeting Minutes as presented. Seconded by Trustee Scott Sanfason. **The motion passed unanimously.**

E-MAIL VOTES:

MOTION: Trustee Rob Berger moved to approve the e-mails votes. Seconded by Trustee Scott Sanfason. **The motion passed unanimously.**

TREASURERS REPORT

Trustee Scott Sanfason reported that as of the end of October 2025, the Overall Budget was 52.08% spent, the Operating was 51.52% spent and we are 50% through the Fiscal Year. The Operating Account showed a balance of \$36,181.00; the CD Money Market Account had a balance of 1,549,039.00; and Petty Cash showed a balance of \$300.00 for a total of \$1,585,520.00.

MOTION: Vice President Mike Fitzpatrick moved to accept the Treasurer's Report as presented. Seconded by Trustee Carrie Besen Reinart. **The motion passed with Trustee Scott Sanfason abstaining.**

DIRECTOR OF FINANCE AND ADMINISTRATION

Amy Harris reported:

- Water Shut Off Notices: October there were 79 water shut off notices sent out, we shut off one person, but they paid and are back on. There were 41 notices sent for November.
- The chickens have been removed from the property that we had sent a notice to last month.
- Belle's Coffee has requested to occasionally run her trailer in the community. The Board has decided it is not permitted on a regular basis, but she is welcome to run her trailer at LAC events. Spike will reach out with information.
- We will start working on the FY 27 Budget over the next month or so. Please provide any requests or suggestions within the few weeks.

SECURITY OFFICER REPORT

Amy Harris reported on behalf of Carol Carey: The boat that was at Beach 7 is gone. Unfortunately, someone is taking the picnic table apart at Beach 6.

PUBLIC WORKS MANAGER REPORTS

David Cameron reported:

- The Crescent Water Main project was completed on Oct. 22nd. All residents from Country Lane intersection to the cul de sac have been tied into the new main. The road has been graveled and graded.
- All the main roads have been graded, and the side roads are being touched up as Mother Nature permits.
- Winter equipment prep is underway, and we are in good shape.
- Winter road sand/salt stockpile is nearly complete.
- There have been nine new water hook ups since October, and one water service was repaired. In total this year, there have been 15 new home starts.

OLD BUSINESS

Mini Split Quotes: All information has been provided, and the quotes are good for another 30 days.

MOTION: Trustee Nanette Walton moved to accept the quote from Quality Climate Control and move forward with purchasing the mini splits to be funded by Future Reserve. Seconded by Trustee Phil Oreto. **The motion passed unanimously with Trustee Scott Sanfason abstaining.**

Fee Schedule: The Board discussed the individual fee items; some new amounts for member services were recommended. It will be finalized at the next Board Meeting. The membership will be notified and asked to attend if they have any concerns or questions.

COMMITTEE REPORTS

Water

Alan Martel reported that the Line of Credit has been approved for the construction of the Pump House for PW# 3. We also now have a signed contract, and the work will begin soon.

Lake Improvement

Michael Fitzpatrick reported that this is the last report for the year. The lake looks better than ever, he feels we are in great shape and are finalizing funds with DEP for next year.

Road

Phil Oreto reported that the roads are a work in progress. The grader has gone out and will continue to do so to get the roads ready for Winter.

Equipment

President Alan Martel steps aside from Equipment Committee and appoints Trustee Nanette Walton as Chair. No report this month to allow Trustee Walton time to meet with David Cameron and discuss needs/resources.

Recreation

Spike Ross-Corbett reported:

- **October highlights:**
 - 50th Anniversary had about 130 people, with a bunch of memories and pictures put in the Time Capsule.
 - Halloween Decorating contest - 1st Place was 42 Keystone, 2nd Place was 26 Old Portland and 3rd Place was 81 Greenfield.
- **Upcoming Events**
 - Trivia Night will be on December 19th.
 - Breakfast with Santa will be on December 13th.

Real Estate

Rob Berger reported:

- 3 Division Road: The Town of Limerick is going to serve a "Dangerous Building" letter to the owner outlining requirements for the property.
- Moon Circle: Michael Ryan and Elizabeth Hernandez requested to build a driveway off of a driveway of their family member in order to access their land-locked parcel. There would need to be deeded rights to this driveway through the town. After a brief discussion, the Board approved the request.

MOTION: Vice President Fitzpatrick moved to adjourn the meeting to Executive Session to discuss a personal matter. Seconded by Trustee Scott Sanfason. **The motion passes unanimously.**

Meeting adjourned at 9:37 am to Executive Session.

Meg Exley, Recording Secretary