

## **BOARD OF TRUSTEE MEETING**

**Saturday, December 20, 2025**

**8:30 A.M. CLUBHOUSE 2**

**PRESENT:** President Alan Martel, Vice President Mike Fitzpatrick, Trustee Rob Berger, 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

**ABSENT:** Trustee Phil Oreto

**CALL TO ORDER:** The meeting was called to order at 8:31 a.m.

### **APPROVAL OF MINUTES**

**MOTION:** Trustee Rob Berger moved to approve the November 2025 Meeting Minutes as presented. Seconded by Trustee Mike Fitzpatrick. **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 November 2025, the Overall Budget was 58.02% spent, the Operating was 57.53% spent and we are 58.33% through the Fiscal Year. The Operating Account showed a balance of \$51,197.13; the CD Money Market Account had a balance of \$1,464,835.06; and Petty Cash had a balance of \$300.00 for a total of \$1,516,332.19.

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

### **DIRECTOR OF FINANCE AND ADMINISTRATION**

Amy Harris reported:

- Water Shut Off Notices: November there were 42 water shut off notices sent out and 78 notices sent for December.
- The Division Road property owner contacted us to workout getting water turned back on, but with the Town of Limerick working on getting the property demolished, we are going to wait for the process to play out.

### **SECURITY OFFICER REPORT**

Carol Carey reported:

- Received calls about solicitors in the community and there is not much that can be done.
- Received a call from a member on Lookout, his electric bill had doubled so they thought their house had been broken into. Carol went to the property and checked it out and everything looked fine.

### **PUBLIC WORKS MANAGER REPORTS**

David Cameron reported:

- Water main break on Diamond Drive was repaired. New water tool got us to within 10 feet of the leak.
- Water supply line at Clubhouse 1 has been repaired.
- Water issue on Evergreen Circle. Will have to go back in spring to upgrade pipes.
- The entire Crew has been helpful in helping with vehicle maintenance.
- Once the weather cooperates, work will start on opening up a road from Barbara Lane to Route 5.

### **OLD BUSINESS**

#### **Fee Schedule Review:**

The Board reviewed the updated fee items. The membership was notified of the changes and that they would be approved at this meeting. The specific increases are:

- Water Visit Seasonal/Emergency Turn off increased to \$50.00 from \$35.00
- Tampering – 1<sup>st</sup> Offense increased to \$300.00 from \$150.00
- Tampering – 2<sup>nd</sup> Offense increased to \$600.00 from \$300.00
- New Building Permit Fee increased to \$1,000.00 from \$150.00

- New Building Water Hook Up Fee increased to \$2000.00 from \$1000.00
- New Building Impact Fee (12,000 sq feet or above) increased to \$15,000.00 from \$10,000.00
- New Building Impact Fee (under 12,000 sq feet) increased to \$20,000.00 from \$15,000.00

**MOTION:** Vice President Mike Fitzpatrick moved to increase the LAC Fees as discussed, effective May 1, 2026. Seconded by Trustee Rob Berger. **The motion passed unanimously.**

## **NEW BUSINESS**

### **FY 27 Budget Review**

The Board was presented with a draft of the FY 27 Budget. After a brief discussion about the necessary increases, the Board was agreeable to the Budget as presented. The Board will discuss Capital Improvement items at the next Board Meeting.

## **COMMITTEE REPORTS**

### **Water**

Alan Martel reported:

- Water Breaks: We have had a few breaks recently, and it is disturbing what the Crew is finding underground. The Crew has done a terrific job of fixing the issues as they come up. He authorized the purchase of waders for the Crew, so they are not soaking wet and cold.
- New Well: The work has been started; permits have been received. The floors have been poured and by the next meeting we should have walls.

### **Lake Improvement**

Michael Fitzpatrick reported:

- ProCellacor: The cost of the treatment was originally supposed to be about \$71,000 but came in under \$70,000. It should be noted that all the money we raise, get from the Towns and through fundraising is going to pay this bill.
- Dash Program: This August we had an issue with the Dam which caused issues with the Dash Program being able to get out. Additionally, we were hoping to shrink the Dash Program next year, but the DEP is indicating that we need to keep it going as it is to help with the remediation.
- We submitted the final invoice, but the DEP asked us to adjust the information regarding the DEP funding, which has been completed and sent back.

### **Road**

Alan Martel reported for Phil Oreto: The roads have been good after the first couple of storms; there were concerns with the ice and snow. Dave and his team are doing a great job getting out there earlier.

### **Equipment**

Trustee Nanette Walton reported that she had a meeting with Dave and they have come up with the following course of action:

- We currently have eight vehicles, with seven crew members. There is one vehicle we want to sell right off, one of the Ford F550. Dave has an offer of \$10,000, this truck is dangerous to drive, the crew is not willing to drive it. This vehicle is not an option to trade in. There are replacement options that we are looking at right now to purchase.
  - Truck replacement: Dave would like to purchase an extended cab truck with utility box in the back to be able to have truck stocked with all of the necessary equipment, supplies and tools to go to a water main break and be ready to go right from the beginning.
- Additionally, there are two other vehicles that we should think about offloading while there is still some life left in them. They are:
  - The other Ford F550.
  - The Western Star – this truck has DEF and that has its own set of issues, these trucks are designed to do highway speeds, which we do not do around here. Plowing is an issue because of its size and does not work well on our roads.
- Once those two trucks are sold, we should purchase a truck somewhere between the two that we are offloading. That would get us to seven trucks/seven operators.
- Transmission Issue: Truck that we recently purchased has transmission issue and is looking for \$10,000 for repair of this truck.

**MOTION:** Trustee Nanette Walton moved to spend up to \$10,000 to repair the transmission on the Ford F350, if warranted, with the money to come from Future Reserve. Seconded by President Alan Martel. **The motion passed unanimously.**

**MOTION:** Trustee Mike Fitzpatrick moved to purchase a new truck at a price of up to \$80,000 to come from Future Reserve. Seconded by Trustee Rob Berger. **The motion passed unanimously.**

### **Recreation**

Spike Ross-Corbett reported:

- Breakfast with Santa went well with almost 100 people attending.
- Chili Cook Off: Hoping to hold this in March
- Easter Egg Hunt: in April
- Venmo: Will investigate setting one up to get donations.
- Holiday Light Contest: Open now for the community voting, if the Board wants to get together to go look at them, they should plan something today.

### **Real Estate**

Rob Berger reported:

- SRCC: He has spoken with Stan Hackett from the Town of Limerick, they are looking into what can be done about Saco River Corridor Commission. It was suggested that we should also include local real estate agents.
- House Market: Shifting to a buyer's market, summer homes are keeping the market up.
- Town of Waterboro: There is an ad seeking a Code Enforcement Officer.

### **MEMBER CONCERNS**

**Lot 1683, Hunter Schade:** Has concerns about SRCC as well, he does not think people realize how invasive they can be and town officials should be involved as well. Question regarding permit fees and asked for clarification on the amount to build a detached garage on his property. The garage application fee would be \$50.00

**Lot 0471, Stephanie Fields:** Thankful to Spike, they met while walking dogs and she asked how she could get involved. She is out walking quite a bit and cleaning up trash. She told Dave about missing street signs. Ms. Fields also wanted to state that she doesn't want chickens, but hens are not the issue, roosters are. The Board indicated that there are no chickens allowed at all. Additionally, she questioned the "trailer" issue on the LAC fees; it was explained that it refers to campers.

There was a suggestion for a dog park, the Board has discussed at length, but it is not going to happen. The liability is not worth it.

**Lot 0085, Nancy Fitzgerald:** Anything to do with fighting SRCC she will volunteer her time to help. They are in the middle of a home project and SRCC is telling them they can't do it. They are out of control. The picnic table at Clubhouse 1 is broken and needs it to be removed or repaired.

**Lot A447, Dylan Francis:** Members have expressed that they are finding the new text message system is a great new tool

**MOTION:** Vice President Fitzpatrick moved to adjourn the meeting. Seconded by Trustee Scott Sanfason. **The motion passes unanimously.**

Meeting adjourned at 9:47 am.

Amy J. Harris, Secretary