

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

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

ABSENT: Vice President Michael Fitzpatrick

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 February 2026 Meeting Minutes as presented. Seconded by Trustee Spike Ross-Corbett. **The motion passed unanimously.**

TREASURERS REPORT

Trustee Scott Sanfason reported that as of the end of February 2026, the Overall Budget was 81.50% spent, Operating was 81.36% spent, and we are 83.33% through the Fiscal Year. The Operating Account showed a balance of \$52,082; the CD Money Market Account had a balance of \$1,345,715; and Petty Cash showed a balance of \$300, for a total of \$1,398,097.

MOTION: Trustee Phil Oreto 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:

- Partners Bank is requiring a new vote to accept \$192,000 in financing for PW3. We must also verify authorized signees.

MOTION: Trustee Scott Sanfason moved to accept \$192,000 loan for the PW3 as stated in the Commitment Letter revised on March 4, 2026 and to assign Alan and Scott as authorized signees. Seconded by Trustee Rob Berger. **The motion passed unanimously.**

- For the month of February, 64 shut-off notices were sent. No shut-offs were completed, with one pending. Due to cold weather, shut-offs have been delayed.
- The York County Registry of Deeds has increased its fees, requiring LAC to do the same. Recommended increasing Lien research from \$75.00 to \$115.00 to cover added costs.

MOTION: President Alan Martel moved to adjust the Lien charge from \$75.00 to \$115.00. Seconded by Trustee Nanette Walton. **The motion passed unanimously.**

- A lift has been identified for the garage as required by the State; however, shipping costs will exceed the previously approved \$5,000.

MOTION: President Alan Martel moved to allow up to \$7,000 for the garage lift. Seconded by Trustee Nanette Walton. **The motion passed unanimously.**

SECURITY OFFICERS REPORT

Carol Carey reported:

- A woman in a nightgown and bare feet was reported walking on Old Portland Rd. The Sheriff was contacted; no update has been received.
- A member requested a "Poop Patrol" due to increased dog waste in the neighborhood.

PUBLIC WORKS MANAGER REPORTS

David Cameron reported:

- Issues with the Mayfair Booster Station affecting residents are being addressed, with repairs and upgrades underway.
- Crushed stone was added to Beaver Brook and Island Rd to improve conditions; additional roads will be addressed as needed.

- The front-end loader has been and will continue smoothing roads.
- The truck-mounted York rake is installed and ready once roads dry.
- Both graders are ready, and grading will begin when conditions allow.
- In coordination with Limerick and Waterboro, roads are posted for heavy load limits.
- PW#3 construction is progressing. Coordination continues with the general contractor, electrical, and pump contractors to keep the project moving forward.

NEW BUSINESS

Trustee Vacancy

Trustee Spike Ross-Corbett is stepping down from the Board of Trustees to focus on a new work opportunity.

COMMITTEE REPORTS

Water

President Alan Martel reported:

- The Water Office has terminated its contract with LAC.
- Frank Heagarty has been assisting with repairs, and staff have expressed interest in obtaining water licenses.
- The Water Committee reviewed the following:
 - PW3 Well construction and financing; both are progressing with no foreseen issues.
 - Future projects discussed include Crescent Drive Phase 2, Greenfield/Mayfair Way valves, and the Caribou Old Pump Station. All are scheduled for this year, pending higher-priority needs.
 - The committee reviewed new equipment and its effectiveness:
 - Ground Penetrating Radar for leak detection,
 - Frost Teeth for the excavator, improving efficiency in frozen conditions.
 - New policies and procedures have been implemented to shift operations from reactive to proactive.

Road

Trustee Phil Oreto reported:

- Winter/thaw conditions continue to challenge the crew, who have done an excellent job maintaining roads and plowing.
- Members are reminded to slow down during this time of year to reduce potholes and maintain road conditions through mud season.

Equipment

Trustee Nanette Walton reported:

- A tractor with a rake attachment is being considered.
- A trailer will be needed to transport the equipment.
- These items are needed soon; the rake has a 5–6 week lead time.
- Estimated total cost is approximately \$68,000.
- Final numbers and financing options will be presented to the Board for an email vote.

Recreation

Spike Ross-Corbett reported:

- 3/20, Trivia Night: There were approximately 45 attendees.
- 3/21, Chili Cookoff: Today at 2:30
- 4/4, Easter Egg Hunt: At the Old Portland Road Park at 9:00 a.m., rain or shine
- 4/17, Trivia Night
- The treadmill at Clubhouse 1 will be addressed with a repair technician.

Real Estate

Rob Berger reported:

- DEP is conducting testing near the old landfill to determine contamination levels; a public hearing will follow.
- An in-person SRCC meeting will be held April 16th at 6:30 p.m. to discuss community impact.

- 3 Division: The owner declined an offer on the home; the Town does not plan to demolish.

Communication

Dylan Francis reported:

- The committee is exploring more effective communication methods with members.
- With varied demographics and preferences, the goal is to establish consistent and effective communication channels.

MEMBERS' CONCERNS AND APPEALS

Josh Kronick, Lot B273: Dirt Bike/ATV complaint via email requested fines, trespass notices, and banning such vehicles on roads. The Board advised reporting issues to the Sheriff or Fish and Game.

Laurie Harmon, Lot B077: Reported minors riding through woods and across roads, causing damage. Limerick no longer has a Sheriff to address these concerns. Also, reported issues with text/email sign-ups; only one message received and the link did not work. Amy will investigate and resolve.

Melissa Graham, A266: Expressed appreciation for the crew and noted their work is critical. Offered communication suggestions; the Board referred her to the Communication Committee.

Pat Lyons, Lot 1406: Thanked the crew and noted the meeting was informative.

Mark Harmon, Lot B077: Recommended more frequent communication with the community.

Lee Lauritson, Lot 1969: Suggested adding a stop sign at the Leisure/Enterprise intersection.

Carrie Besen-Reinhart, Lot 1953: Requested moving rocks in front of Greenspace to allow mowing and use of the area.

James Exley, Lot 2092: Confirmed with Nanette Walton that the committee is requesting a Harley Rake (not Power Rake), noting it will be a valuable asset. Also, clarified that "plastic pipes" used in infrastructure are appropriate and beneficial for LAC water lines.

Motion to Adjourn; Moved by Trustee Phil Oreto, Seconded by Trustee Scott Sanfason. ***The motion passed unanimously.***

Meeting adjourned at 10:26 a.m.

Meg Exley

Recording Secretary