

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

**PRESENT:** President Alan Martel, Vice-President Michael Fitzpatrick, Trustee Phil Oreto, Trustee Rob Berger, Trustee Scott Sanfason, Trustee Carrie Besen-Reinhart, Trustee Nanette Walton, Trustee Dylan Francis, Public Works Supervisor David Cameron, and Amy Harris, Director of Finance and Administration

**CALL TO ORDER:** The meeting was called to order at 8:32 a.m.

**New Trustee:** Su Cartisano was sworn in by Clerk, Phil Oreto

**APPROVAL OF MINUTES**

**MOTION:** Trustee Oreto moved to approve the March 2025 Meeting Minutes as presented. Seconded by Trustee Berger. **The motion passed unanimously.**

**E-MAIL VOTES:**

**MOTION:** Vice-President Michael Fitzpatrick moved to approve the e-mails votes, debt payoff and PW#3 first payment. Seconded by Trustee Oreto. **The motion passed unanimously.**

**TREASURERS REPORT**

Trustee Scott Sanfason reported that at the end of March 2026, the Overall Budget was 89.79% spent, the Operating was 88.14% spent and we are 91.67% through the Fiscal Year. The Operating Account showed a balance of \$(10,231); the CD Money Market Account had a balance of \$1,291,600; and Petty Cash showed a balance of \$300.00 for a total of \$1,281,669.

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

**PUBLIC WORKS MANAGER REPORTS**

Alan Martel reported for David Cameron:

- Water Main issue off Doles Ridge Rd.: The old pump station pressure tank had a major leak, which caused a water disruption to parts of Deer Crossing and the Longs St./Fisher Dr. area.
- New tractor is received and will assist the graders with road maintenance throughout the spring and summer.
- PW 3 project is moving forward. Dave recently approved the electrical components. Underground electrical work has started, and the electrical contractor has begun installation.
- The Mayfair Pump Station has been working fine with the temporary sensor Frank Hagerty installed. We are still waiting for parts to return to SCADA operation. A new VFD has also been ordered to replace the outdated VFD so we can place the secondary pump in service. Additionally, we are still operating on the borrowed bypass pump from Frank while we wait for the new bypass pump to arrive.
- We are actively converting our equipment from winter operations to spring/summer/fall.
- Dave is actively searching for a class so he can move forward with sitting for the Class II Operators License test.

## **COMMITTEE REPORTS**

### **Water**

President Alan Martel reported that the Pumphouse Well 3 project is moving along very well and hopes to be completed late Spring.

### **Lake Improvement**

Vice-President Michael Fitzpatrick reported:

- DEP has decided not to do any herbicidal treatments this year.
- The focus will be on using the DASH program to patrol the lake.
- Will be meeting with DEP to discuss future herbicidal treatments

### **Road**

Trustee Oreto reported:

- Reminder that our members can help with the road conditions by slowing down.
- The crew is doing a great job despite the challenging conditions they have been dealing with.
- It is impossible to prevent potholes; we live in a dirt road community.

### **Equipment**

Nanette Walton reported that we are continuing the research on getting a compact roller.

### **Recreation**

Carrie Besen-Reinhart Reported:

- The Easter Egg Hunt had a total of 1400 eggs this year. A great leap from last year's 200.
- The Gardens are getting cleaned up and refreshed for the Spring.
- Club 1 Pool has been painted and is complete.
- Community Clean up is next Saturday with a rain date of Sunday the 26<sup>th</sup>
- 4<sup>th</sup> of July BBQ is being planned for after the Annual Boat Parade

### **Real Estate**

Rob Berger reported that the SRCC Meeting on the 16<sup>th</sup> was a success. Will be reviewing the statements from members and start thinking about next steps.

### **Communication**

Dylan Francis reported that he is working on getting a Google Sheet for reporting community issues live, and it will be rolled out on the website after fine-tuning. Additionally, looking to update the Liability Waiver system for Clubhouse 1.

### **Scholarship**

Carrie Besen-Reinhart reported that there were five applicants for the scholarship this year, and the decision is going to be tough. There will be a decision announced at the next BOT Meeting.

## **MEMBERS' CONCERNS AND APPEALS**

**Mark Cartizano, Lot 0982:** Would like to thank PALZ and a special thanks to the Brodericks for their hard work and dedication to the community. Encourages people to sign up to participate in PALZ.

**Lori Harmon, Lot B077:** Feels that the Club 1 Pool temperature is too cold, she would like to see it warmer. The Board explained that we must keep the water at a certain temperature for safety reasons and chemical effectiveness, but will have someone take a look.

**Pat Lyons, Lot 1406:** Would like to see a more proactive plan for the water main repairs. The Board explained that there is no great way to be proactive other than to try and have items on hand to help fight breaks/leaks. Otherwise, it would be expensive and time-consuming.

**James Exley 2092:** Suggests using 1 ½ gravel for the roads, and then the potholes will not be as bad, and they will not get as muddy. Crew does a great job, and there is no way feasible to dig up mains and repair them proactively. Larger cities do not even do that.

**MOTION:** Vice-President Fitzpatrick moved to adjourn. Seconded by Trustee Scott Sanfason. **The motion passed unanimously.**

Meeting adjourned at 10:00.

*Meg Exley -Recording Secretary*