

**BOARD OF TRUSTEE MEETING**  
**SATURDAY, May 16, 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, Trustee Su Cartisano, Public Works Supervisor David Cameron, and Amy Harris, Director of Finance and Administration

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

**APPROVAL OF MINUTES**

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

**TREASURERS REPORT**

Trustee Scott Sanfason reported that at the end of April 2026, the Overall Budget was 98.53% spent, the Operating was 97.02% spent and we are 100% through the Fiscal Year. The Operating Account showed a balance of \$27,560.00; the CD Money Market Account had a balance of \$1,192,551.00; and Petty Cash showed a balance of \$300.00 for a total of \$1,220,411.00.

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

**Director of Finance and Administration**

Amy Harris Reported:

- Lot A315 Sold and we have collected \$13,753.73. Requesting a Write-off for the amount of \$8,242.63 for late charges and interest fees.

**MOTION:** Trustee Oreto moved to write off the amount of \$8,242.63 on Lot A315. Seconded by Trustee Sanfason. *The motion passed unanimously.*

- Lot A214 was sent a certified letter to remove trash from 16 Arcadia Lane. It has been removed, but items remain on the property line and in the ROW. The Board determined no further enforcement is needed since the trash was removed. Dave will verify whether the tires impede the ROW; if so, a letter of removal will be sent, along with the camper policy.
- A damaged recreation-area tree, previously struck by lightning and not removed, is now posing a much bigger danger and we are being asked to have it removed. Dave Cameron will assess the tree for removal.
- Mini splits for Clubhouse 1 previously approved for in FY26, but has not been finished, we will need carry over the remaining amount into FY27.

**MOTION:** Trustee Oreto moved to approve of carrying over \$10,750.00 out of Capital Improvement for the completion of the Clubhouse 1 Minisplit units. Seconded by President Alan Martel. *The motion passed unanimously.*

- Outstanding member balances are down from last fiscal year, and collection efforts will continue.
- An unpermitted stockade fence that fully encloses the rear of the property was erected by a member at lot 1459. A letter with the policy and application requirement will be sent to the members.
- The annual audit has started and is scheduled for the second week of June.

**SECURITY OFFICER REPORT**

Carol Carey Reported:

- 71 Sportsman's Way reported ongoing harassment by dirt bike riders from 45 Sportsman's Way. The Board noted the Community cannot enforce ATV-related laws and recommended contacting the Wardens or State Police and documenting incidents.
- A concern of leaving kayaks and canoes at LAC beaches was brought up due to a kayak being left at beach 7. The Board states the kayak may remain at Beach 7, if placed off to the side and not blocking beach use. This is true for all members and LAC beaches.

## PUBLIC WORKS MANAGER REPORTS

- 90% of the roads have been graded. We are adding gravel, and working with ledge pack, and crushed concrete to see if they hold up better.
- We rented a compacting roller to go over some of the roads that we have added material to.
- Mayfair station: Still waiting on parts to bring the station fully back online. The installed float-switch is working fine. The parts sourcing has been very time consuming, and we have had a GFI issue that the electrician is working on.
- PW2 had a VFD issue and Frank Hagarty is looking into it.
- The new well is moving forward. Conduit is in place, electrician has started, and the inside of the building is painted. Trenching has begun, and the contractor is working with EJ Prescott to perform pipe fusing.
- Preliminary beach and playground cleaning has begun and will continue in the coming weeks.
- Trash cans, picnic tables, and porta potties will be in place in the coming weeks as well.
- LACC: The first boat is in and the 2<sup>nd</sup> at the shop. New channel marker buoy is on order. Beach ropes and buoys will be placed next week.
- Outside pool is now open.

## COMMITTEE REPORTS

### Water

President Alan Martel reported:

- The Maine Drinking Water Program Consent Order was received as anticipated. Traister reviewed it for us, and he suggested we ask for an extension to the deadline for a Water Operator. The State responded to extending deadline to July 1<sup>st</sup>. Dave Cameron is working on getting his Water Operators License which will satisfy the requirement.

**MOTION:** President Alan Martel moved to approve Dave Cameron sign the Consent Order. Seconded by Trustee Nanette Walton. ***The motion passed unanimously.***

- Pumphouse Well 3 project is progressing. The Board determined that a generator will be included at PW3.

### Lake Improvement

Vice-President Michael Fitzpatrick reported:

- DEP and PALZ met to plan the year.
- No herbicide treatment is planned.
- A full lake survey will focus on previously treated areas to help identify NIAD.
- PALZ, divers, and DEP will assist with the survey after training.
- Boats will be equipped for the survey.
- For the first time, the lake was not ranked highest for most finds, showing the program is working.

### Road

Phil Oreto reported:

- The 1 ½' gravel that is being utilized will help improve our roads.
- The steep part of Leisure needs some TLC, and he recommends using reclaim, if possible.

### Equipment

Nanette Walton reported:

- The price of the rake the Board discussed purchasing previously has increased, primarily due to freight charges.

**MOTION:** Vice President Michael Fitzpatrick moved to accept the increase charges to purchase the rake for the tractor in the amount of \$12,788.71 to come out of Capital Improvement. Seconded by Trustee Sanfason. ***The motion passed unanimously.***

- The search for a roller/compactor continues, but renting is currently the most cost-effective option.
- The street sweeper is outdated and out of service. Renting this piece of equipment when needed would be the best option moving forward.

## Recreation

Carrie Besen-Reinhart Reported:

- The treadmills in Clubhouse 1 are repaired and in service.
- Courts need to be cleaned and prepared for use.
- Suggestion on lounge chairs for members to utilize near pools
- The green space on Pond Rd needs to be seeded.
- The women's changing room in Club 2 needs a new partition for privacy.
- There has been another donation of mulch from Walton's this year for the garden club and we are appreciative. Will be meeting with Sharon and Carol for plans moving forward.
- There is a bird's nest at the entrance of Club 1.

## Real Estate

Rob Berger reported:

- The closing for 3 Division has been extended to 5/21. If it does not, the process will start again.
- Tested own home and Club 1 for VOCs that occur from contamination at the landfill. The test is clean!
- Property near our wells has been put up for sale, with the potential of 8 homes bordering our property. We cannot stop this process, but the minimum size lot will be looked into with Waterboro.

## Communication

Dylan Francis reported that the amenity waiver and maintenance forms are ready to roll and will be sent to the Board and Staff for testing.

## Scholarship

Carrie Besen-Reinhart reported that the winner of this year's scholarship is Cambria Capici. The essay will be read at the Annual Meeting.

## MEMBERS' CONCERNS AND APPEALS

**Lot 0471 - Stephanie Fields and Kyle Morse:** Requested a path from Grandview to Hillcrest and umbrellas by the outside pool for sun-sensitive members.

**Lot 1486 - Stacy Kirk:** Asked when the remaining Crescent lines will be replaced. The Board stated it is planned for this year, but most likely not before Labor Day.

**Lot B273 - Natalie Sluss and Joshua Kronick:** Reported ongoing dirt bike harassment on Sportsman's Way. The Board advised documenting each incident and contacting the Wardens, as the Community has no authority.

**Lot 1414 - Richard and Michelle Reynolds:** Noted that road centers are smooth, but shoulders need work. The Public Works Manager stated ditching and shoulder improvements are planned this year.

**MOTION:** President Alan Martel moved to adjourn. Seconded by Vice President Michael Fitzpatrick. ***The motion passed unanimously.***

Meeting adjourned at 9:52am.

*Meg Exley -Recording Secretary*