BOARD OF TRUSTEE MEETING
SATURDAY, June 20, AT
8:30 A.M. CLUBHOUSE 2

PRESENT: President Alan Martel, Vice President Michael Fitzpatrick, Trustee Phil Oreto, Trustee Rob Berger, Trustee Nanette Walton, Trustee Dylan Francis, Trustee Su Cartisano, Public Works Supervisor David Cameron, and Amy Harris, Director of Finance and Administration

ABSENT: Trustee Scott Sanfason

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

APPROVAL OF MINUTES
MOTION: Vice President Michael Fitzpatrick moved to approve the May 2026 Meeting Minutes as presented. Seconded by Trustee Rob Berger. ***The motion passed unanimously.***

TREASURER'S REPORT
Amy Harris reported that at the end of May 2026, the Overall Budget was 8.47% spent, the Operating was 8.61% spent and we are 8.33% through the Fiscal Year. The Operating Account showed a balance of $40,165.00; the CD Money Market Account had a balance of $2,058,513.00; and Petty Cash showed a balance of $300.00 for a total of $2,098,978.00.
MOTION: Trustee Rob Berger moved to accept the Treasurer's Report as presented. Seconded by Vice President Michael Fitzpatrick. ***The motion passed unanimously.***

Communications Committee Report
Dylan Francis reported

- The Incident Report is live on our website. This will help track issues and trends in the community but does not replace calling the office. Members are encouraged to utilize the reporting form on the site for non-urgent requests but must still contact the office for more pressing concerns.
- The Amenity Waiver is also live and there will be a digital waiver at each of the Clubhouses for members to complete. There will be a used iPad available for this.

Director of Finance and Administration
Amy Harris reported:

- We are moving to a digital time clock for employees. They can access this via an app on their phones.
- For the month of June, we sent 195 water shut-off notices. This is the largest amount ever. Partly due to the changeover of the fiscal year, and partly due to having issues with the mail service. We have received several calls stating that members have not gotten their bills/statements from us.
- We would like to start the conversation about having an email opt-in for members to receive their billing from the Community. We will research a way to make this available for our members.
- 3 Division is finally sold. We have collected $12,056.73 in outstanding fees, and request to write off $11,539.94

MOTION: President Alan Martel moved to write off the amount of $11,539.94. Seconded by Vice President Michael Fitzpatrick. ***The motion passed unanimously***

- We now have a community calendar on our website. This is for LAC related events only.

SECURITY OFFICER REPORT
Carol Carey reported:

- Dirt bikes continue to be an issue in the community. Will be talking with YCSD about ways to help.
- The Waltons have donated mulch for the gardens again this year, and Sharon Fowler's grandchildren helped spread some for the garden.

PUBLIC WORKS MANAGER REPORT
David Cameron Reported:

- Crescent Phase II is underway and should be wrapped up this week. We will begin re-graveling the road upon completion.
- The ditching of Lone Pine and Diamond Drive is almost complete; we will be adding gravel as well.
- In the coming months we will use reclaimed pavement in a few of our high-traffic areas to see if it will hold up.
- The boulders at the recreation area on Pond Road have been moved, and the area has been reseeded.
- We experienced low water pressure in the Leisure/Deer Crossing/Arrowhead area, which also affected Raptor Ridge. We isolated the problem and restored normal water pressure for everyone.
- PW #3 is officially tied in from the new building to our water system. The project has now moved to the electrical and pump contractors to complete their section as the necessary equipment becomes available.
- Mayfair Station continues to operate on the float switch provided by Frand Hegarty while we wait for the necessary parts. We have had a few electrical hiccups that the SCADA system notified me to rectify to keep the stations operating without disruptions.
- The porta potties are at the proper locations and all beaches are open.

OLD BUSINESS

Boulder Design offer: The Board approved the design for the donated boulder from Boulder Designs.

NEW BUSINESS

Business Insurance Renewal: All of the different insurances coverages came back, and we will be under budget for the fiscal year.

FY 2026 Audit: The audit was conducted in the second week of June. The auditors will be at the July meeting. The Board discussed and decided to keep the amount of Future Replacements the same as they were last year.

COMMITTEE REPORTS
Water
President Alan Martel reported:

- The Crew did an excellent job on this portion of the Crescent Drive Project. We will determine when other phases of the Project are scheduled when PW3 is completed.
- PW3 is close to completion. Pictures of the project were passed around to members attending the meeting.

Lake Improvement
Vice-President Michael Fitzpatrick reported:

- DEP awarded LACC with funding for a Lake Survey. This will be in place of herbicidal treatments to the Lake this year. PALZ will be assisting with this, and we are grateful to have their help.
- The DASH Harvester has identified a new growth of Milfoil.
- The survey will help identify coves for target harvesting. Members are encouraged to contact LACC if you have milfoil in your cove. This is a collective effort.
- We are looking for an increase in the CBI grant so that employees can be paid a wage of $20.00 per hour instead of minimum wage.

Road
Phil Oreto reported that roads are in good condition. No current updates.

Equipment
Nanette Walton presented the Board with an equipment usage and priority chart. This was prepared to identify opportunities to save funds and utilize equipment more efficiently. As well as planning for future equipment expenditures.

Recreation
Rob Berger Reported:

- Trustee Berger volunteered to chair the Recreation Committee and Shannon Berger will assist.
- The 4th of July Boat Parade and Cookout planning continues. There is a request for a handicap porta potty and also requests crew and volunteers to set up and clean up.

Real Estate
Rob Berger reported:

- Waterboro is growing! There are lots of projects going on around RT 202 and Main Street.
- There is a new park coming in on New Dam Road. It will have access to Lake Arrowhead, so research must be done by the town to see how this will be handled, since it will increase the usage of the Lake.
- The DEP is meeting 6/30 and will be addressing the POET (Point of Entry Treatment) system in homes regarding contamination of the groundwater in the area

BALLOT DRAWING
The Names for the ballot position for the Annual Meeting were drawn and will appear as follows:

Alan Martel
Justin Gioia
Michael Fitzpatrick

MEMBERS' CONCERNS AND APPEALS
Lot 0471, Kyle Morse: Thanks to Dave and crew for helping clear the areas requested. It was better than expected.

Lot 1406, Pat Lyons: Questioned if the Buoys have been placed yet and who does that. The LACC employees do this with the assistance of the LAC Crew.

Lot 1442, John Festa:

- The roads and potholes are a concern. The Board explained that the rain has affected the roads quite a bit this year, and the crew is doing the best they can to stay on top of it.
- Pickleball/Tennis court cracks need filling as this is a safety hazard. They will be assessed by the crew and will be addressed.

Lot 1482, Jackie Elliott: Expressed concerns about the frequency of water testing, and concerns about the Consent Order LAC is currently on and the plan to certify employees. The water is tested according to all state regulations, and David Cameron is in line to get the certification LAC needs.

Lot 1953 – Carrie Bessen-Reinhart: Expressed concerns about the current condition of the amenities, such as the courts, clubhouses, fitness facilities, etc. She is wondering if there is a plan in place to maintain/update these items as they need attention and membership dues are allocated toward these as well. The Board's first priorities are roads and water. The other amenities will be addressed in time when the PW3 project is completed, and the crew is available to assess. The Board understands that these items are important to members and will take updates/repairs into consideration.

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

Meeting adjourned at 9:59 a.m.
Meg Exley, Recording Secretary