

BOARD OF TRUSTEE MEETING
SATURDAY, July 17, 2026 AT
8:30 A.M. CLUBHOUSE 2

PRESENT: President Alan Martel, Vice President Michael Fitzpatrick, Trustee Scott Sanfason, 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

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

APPROVAL OF MINUTES

MOTION: Trustee Rob Berger moved to approve the June 2026 Meeting Minutes as presented. Seconded by Trustee Dylan Francis. ***The motion passed unanimously.***

E-MAIL VOTES

MOTION: Vice President Michael Fitzpatrick moved to accept the e-mail vote to approve and pay the second invoice for PW3 work from CIP. Seconded by Trustee Dylan Francis. ***The motion passed unanimously.***

AUDITOR'S REPORT – FY 2027

Nicole Davis from Albin Randall & Bennett presented the draft audit report.

Board Communication Letter

- Outlines the terms of agreements and responsibilities of the Auditors.
- It was routine with no unusual findings or inconsistencies.

Management Letter

- One item that is a recurring item every year comes with the fact that as a small entity we have the auditors do some of our adjusting entries.
- One suggestion made was to make sure our accounting system has unique log-ins. This has now been taken care of.

Financial Statements

- This is an independent, clean, unmodified review.
- There was an increase in inventory costs, due to the number of projects done and the cost of materials.
- The Community is still financially healthy, and stable moving into the future.
- Cash surplus - \$574,184.00 which will need a designation of funds.

TREASURERS REPORT

Scott Sanfason reports at the end of June 2026, the Overall Budget was 21.11% spent, the Operating was 21.38% spent and we are 16.67% through the Fiscal Year. The Operating Account showed a balance of \$85,178.00; the CD Money Market Account had a balance of \$2,059,321.00; and Petty Cash showed a balance of \$300.00 for a total of \$2,144,799.00.

MOTION: Trustee Phil Oreto moved to accept the Treasurer's Report as presented. Seconded by Trustee Rob Berger. ***The motion passed unanimously, with Trustee Scott Sanfason abstaining.***

Director of Finance and Administration

Amy Harris reported:

- We sent 195 water shut-off notices in June and ended up shutting 2 people off. They have paid and are back on. For July, we have sent only 30 water shut-off notices.
- The cash surplus of \$574,184.00 is suggested to be applied as follows; \$195,479 to Future Reserve and \$376,705 to Capital Improvement Account.

MOTION: Vice President Michael Fitzpatrick moved to accept allocating \$195,479 into Future Reserve and \$376,705 to Capital Improvements from the \$574,184.00 surplus. Seconded by President Alan Martel. ***The motion passed unanimously.***

- Annual committee meeting reports are needed this week.

- We need a Scholarship Committee Chair, Trustee Dylan Francis volunteered.
- A member is requesting to put a septic system on our Recreational Area off Orchard Drive. The Board declines after a brief discussion.

SECURITY OFFICER REPORT

Carol Carey reported:

- There has been a man hanging around the Bay Cove CBI area, making the two young ladies that work there uncomfortable. When approached, he became combative and said he is a member of the community, which he is not. The police were called and all are monitoring the situation.
- Officer Sandborn is looking into a grant to support Lake Arrowhead in getting a Police detail in the community.

PUBLIC WORKS MANAGER REPORT

David Cameron Reported:

- He passed the Class 1 Water Treatment Test, and the Class 2 Water Distribution Test. LAC will be compliant in the coming days after the license is processed through the State.
- The necessary work at the Mayfair and Caribou stations will be moving forward soon.
- Crescent Phase II has been re-graveled and cleaned up completely.
- PW #3 work continues as the site work is nearing completion, the pump house is being buttoned up, and electrical and pump work is underway.
- We applied the reclaim to Park Lane and the end of Greenfield Road. There will also be more applied to sections of Leisure Lane. We will continue to evaluate how this material performs.
- Currently we are researching products to add to our roads during grading to combat dust and potholes.
- The Case Loader was once again down for a time due to DEF system issues. It is now back in operation.
- The crew will be testing out a John Deere 35P Mini Excavator on a few projects to assess how impactful it would be for use, and if it would be a smart purchase for the Community.

NEW BUSINESS

LACC DONATION:

MOTION; Trustee Phil Oreto moved to donate \$20,000.00 to LACC. Seconded by President Alan Martel. ***The motion passed unanimously.***

SAFE BIND: A bio-degradable solution that could help solidify roads and prevent dust. Helps fight potholes and wash-boarding. The roads need to be in proper condition prior to treatment. The roads on the Waterboro side away from the water will be considered a starting point. The mileage will be calculated and then Dave will get a price to treat.

COMMITTEE REPORTS

Water

President Alan Martel reported that PW3 is near completion and estimates that it will be 95% completed by the Annual Meeting. The next phase is to have SCADA installed. After PW3 is completed, it will free up time and resources to work on much needed updates to our other pump houses.

Lake Improvement

Vice-President Michael Fitzpatrick reported:

- DASH boats are out, and the survey is ongoing on our lake.
- DEP held Diver Training in Bay Cove.
- The PALZ Team is aiding the LACC Divers and the DEP in the survey.
- We received a 40K Grant for Lake Surveying this year.
- There has been a re-growth of Milfoil identified in Brown Brook.
- Thanks to Phil Oreto and all involved, the Golf Tournament is now the largest fund-raiser for LACC. This year we had 92 players and 19 Sponsors. \$6,600 was raised for LACC.

Road

Phil Oreto reported that grading and patching continue. Looking forward to areas on Leisure Lane getting reclaim.

Recreation

Rob Berger reported:

- The July 4th Boat Parade and BBQ were a success. Attendance was down, but there could have been several reasons.
- The Committee is considering a sign up for the larger events for attendees and for volunteers.
- Next Trivia night is August 14th.

Real Estate

Rob Berger reported:

- At Limerick's LAC Committee meeting, Limerick said they have 154 lots to sell. Stan will confirm there are not lots that were agreed on between Limerick and LAC to never be sold. Lots that cannot get water will not be sold. Limerick will provide an updated list for Rob.
- Maine DEP meeting with Limerick residents focused on the contamination by the landfill. DEP funds are short currently to conduct additional testing.
- The Town of Limerick may be considering purchasing water from LAC for emergency use.

Communications

Dylan Francis Reported:

- We have had 29 submissions on the Communication form since our last meeting. All have been resolved within the next business day or two.
- Waivers are going to live this month at each of the Club houses.

MEMBERS' CONCERNS AND APPEALS

Lot 1841 Andre Desvergnés: Boundary lines on abutting lot with a new build on it. Pins have been removed, and there is a 50' discrepancy. Dave and Crew have measured and produced the same number several times. It was suggested that Dave and Andre meet at the same time to measure together and resolve the discrepancy.

Lot 1442 John Festa: Pickleball/Tennis court cracks need filling. There needs to be well-planned maintenance of these amenities to prevent further damage and to protect our infrastructure for the future.

Lot 1414 Dick Reynolds: The courts are a hazard, basic maintenance is necessary, otherwise, we may as well close them.

Lot 1482 Jaquelyn Elliot: Are there parameters for fireworks in the community? The Board believes that the Town states 10 pm normally, and 12 am on New Years and Independence Day.

Lot 2092 James Exley: Courts are expensive to re-pave, but the cracks must be filled. The idea of road treatment sounds great, but the roads must be prepared properly, or it is a waste of funds.

Lot 1339 James Mikulski: Concerned the new road treatment discussed will shut down roads. It was explained that it will not shut roads down.

Lot 0471 Kyle Morse: Thanks to crew for putting up road signs. Additionally, he is having beetle problems in his yard, who should he contact? The Board mentioned that DEP would be a resource for that.

MOTION: Trustee Phil Oreto moved to adjourn. Seconded by President Alan Martel. ***The motion passed unanimously.***

Meeting adjourned at 10:16 a.m.

Meg Exley, Recording Secretary