

**BOARD OF TRUSTEE MEETING
SATURDAY, September 19, 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 Nanette Walton, Trustee Dylan Francis, Trustee Su Cartisano, Public Works Supervisor David Cameron, and Amy Harris, Director of Finance and Administration

ABSENT: Trustee Justin Gioia

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

APPROVAL OF MINUTES

MOTION: Trustee Rob Berger moved to approve the July 2026 Meeting Minutes as presented. Seconded by Trustee Scott Sanfason. ***The motion passed unanimously.***

E-MAIL VOTES

MOTION: Trustee Berger moved to accept the E-mail votes to approve the budget increase for Gravel to 20K, and to hire an event coordinator for the Recreation Committee. Seconded by Scott Sanfason. ***The motion passed unanimously***

TREASURERS REPORT

Trustee Scott Sanfason reported that at the end of August 2026, the Overall Budget was 36.85% spent, the Operating was 37% spent and we are 33.33% through the Fiscal Year. The Operating Account showed a balance of \$74,784.00 the CD Money Market Account had a balance of \$1,630,605.00; and Petty Cash showed a balance of \$300.00 for a total of \$1,705,689.00.

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

Director of Finance and Administration

Amy Harris reported:

- For the month of August, we had eighty-four water shut off notices. We shut off two, but they paid and were turned back on. For the month of September, there are fifty-four water shut off notices.
- Requesting write off for lot 2094 in the amount of \$1,394.18.

MOTION: Vice-President Michael Fitzpatrick moved to approve the write-off in the amount of \$1,394.00 for lot 2094. Seconded by Trustee Rob Berger. ***The motion Passed unanimously.***

- We received a call from Stanley with the Town of Limerick regarding Dana Woodsome's request to split a lot. Stanley denied it due to it being landlocked. Dana has been using an access point over LAC land to access the property. After a brief discussion, it was decided that there should be an agreement in place for him to continue using this access point. Stanley will insist on seeing the agreement prior to approving the lot split.
- The Scholarship winner of 2025 never collected their check. They missed the deadline but are now requesting funds. After a brief discussion, the board decided to allow this and release the funds from the board's budget.
- On-call issues with callers not being able to get through have been corrected.
- 401k plan has been updated to require former employees with less than \$1,500 to withdraw the funds. In the process, it was found that the plan needs to be updated with Trustees, Phil Oreto, Scott Sanfason, and President Alan Martel.

MOTION: Rob Berger moved to approve adding Trustees Phil Oreto, Scott Sanfason, and President Alan Martel to the 401K account. ***The motion passed unanimously.***

PUBLIC WORKS MANAGER REPORT

David Cameron Reported:

- Fall road grading is underway and will continue through snowfall.
- Ditch work is underway at Leisure Lane and will continue for the next few weeks.
- There were several water main breaks last month, the crew repaired them with minimal disruptions.

- The Well 3 project is moving along, we are just waiting for the electrical work to be completed as well as the installation of the plumbing and caustic soda storage and mixing equipment. The fence should be up by the end of the month.
- Several new house hook ups have been completed with several more coming this fall.
- By the end of the month, the sand/salt pile will have started, getting us ready for any possible early snowfall.
- We had to repair three hydrants, but they are all back in service.
- Ditch work was completed at the intersection of Sequoia and Old Portland using a rented mini excavator.
- Reclaimed asphalt is being stockpiled for two projects; we will need to rent a roller, and these projects will begin in the coming weeks.
- Loam deliveries are over for the year, but unscreened fill is still available and will be until snowfall.

OLD BUSINESS

Safe Bind: We have measured the proposed test roads and are looking forward to the testing of this product.

MOTION: Trustee Phil Oreto moved to proceed with testing the Safe Bind product with the funding coming from the Capital Improvement account. Seconded by President Alan Martel. ***The motion passed unanimously.***

Law Enforcement Patrol: There will be no special detail for a patrol in the community. State Police and Sherriff department denied our request.

NEW BUSINESS

Coffee Stand Request: A member submitted an e-mail requesting to have a small coffee stand at her address on Old Portland Road. They stated that they would be doing the same as “The Bakery.” After a lengthy discussion and a review of the Deed Restrictions, the Board decided to table this issue for 30 days as it is a complex issue that has great effect on the community. This prompted a discussion involving numerous businesses/members throughout the community and how to proceed.

COMMITTEE REPORTS

Water

President Alan Martel reported:

- We are close to getting the Well completed.
- The plaque is in for the dedication to Dave Sanfason. We will be doing this in the Fall.

Lake Improvement

Vice-President Michael Fitzpatrick reported:

- DEP was out at meeting with LACC and PALZ. A document with survey results was presented to them. They saw the effects of non-treatment. The Niad seeds drop and spread with a two-year gestation period. This requires repetitive treatment with proper timing. It was a 4-hour meeting which was productive and intense.
- We are on course for treatments for next year, as DEP has seen the consequence of not treating.
- Gratitude for PALZ and the DASH boats for covering the Lake.
- LACC NEEDS membership to grow to fully support Lake Improvement.
- DASH boats are put away for the season.

Road

Phil Oreto reported fall roadwork is underway. Dave Cameron’s report covered road updates and nothing to add.

Equipment

Nanette Walton reported everything is running fine. Not much to report, as Dave covered in his report.

Recreation

Rob Berger reported:

- Ice Cream Social had thirty-five total participants. That is down from last year. We are evaluating whether we modify this event in the future.

- Halloween house decorating contest is coming up. We will be putting out a request for judges.
- Trivia night has been an ongoing success.
- 10/16 is next Trivia Night. Bonus points to those showing up in costume.
- 11/20 Trivia Night, 12/5 Breakfast with Santa. 12/18 December Trivia
- Looking for suggestions from the community for new events.
- Tennis court cleaning is targeted for Spring.

Real Estate

Trustee Rob Berger Reported:

- He now sits on the board with the Town of Limerick as a liaison for LAC Real Estate.
- It has information about all the lots the town is looking to sell.
- If there is no water service, or it is on a paper road, they will not be sold.
- Twenty-five lots for the year will be sold.
- DEP is still looking at contamination issues but are taking baby steps. We have put in with the Freedom of Information Act to get documentation of where exactly this contamination is.
- Looking for \$750.00 from the Trustee account to perform some testing of gravel in sporadic areas as the contamination travels through the gravel, and we need to see where this contamination is headed.

Communications

Trustee Dylan Francis reported:

- There were 78 New registrations for fitness center amenity waivers.
- Seven new work requests online over the last month.
- “Project Horizon” Looking into future including utilizing grants to help support funding and growth.

MEMBERS’ CONCERNS AND APPEALS

Lot 1953, Carrie Besen – Reinhart:

- Does not feel that the communication from the Board gets expressed effectively, in a timely fashion, when it needs to be.
- Feels the Board is not giving the community an opportunity to step up if the information is not shared.
- Waycross Way had bags over the hydrants for weeks with no communication why.
- Suggesting SOPs created for positions to aid future employees to the community.
- Asks about plans for maintenance to the Community for the near future.
- Suggests the Board look at small businesses as a whole and does not single out the one or two in question.

Lot 1482, Jackie Elliot: Thanks Rob for the work he is doing about pollution and lake. DEP by law must do something about the pollution that threatens us. Requests we set up a meeting with DEP about this issue. Trustee Berger is planning a meeting for this purpose at this suggestion.

Lot 1482, Sharon Peralta: New construction equipment was going down Crescent fast. Recommends more speed limit signs. LAC will post additional signs.

Lot 1289, Ashley Wakefield: Stated her bakery is licensed and regulated by the State to sell baked goods from her home. Yes, business has grown, but it is a home kitchen and cannot get any bigger. I just want to serve the community. The Board is taking all of that into consideration and knows the community appreciates her efforts. We are bound by Deed Restrictions and are now forced to look at this issue. The Board decided to table this for 30 days so they can decide how to approach this topic.

Lot 1442, John Festa:

- Suggests having an agenda posted prior to the meeting or recording the meetings to watch. If the meeting times can be changed, considering an evening during the week would bring more members.
- Suggests raising the contribution to LACC
- Suggests raising the \$500,000.00 CIP fund amount, if possible.

- This Deed Restriction issue is very unfortunate. Looks like the deed restrictions may have to be changed. There ought to be a committee formed to deal with this issue.

Lot 1575, Karla Schildroth: People across street have four campers and are renting them out. They have 9-11 people living over there. Just two weeks ago a person that was renting one of these campers kicked down a neighbor's door. They are also removing multiple trees, dropping them on power lines. A letter was sent to the homeowners about the campers on the property. The trees will be investigated.

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

Meeting adjourned at 11:07 a.m.

Meg Exley, Recording Secretary