

BOARD OF TRUSTEE MEETING
SATURDAY, January 21, 2023, AT
8:30 A.M. CLUBHOUSE 2

PRESENT: President Dave Sanfason, Vice-President Michael Fitzpatrick, Trustee George Fowler, Trustee Phil Oreto, Trustee Mary Singelais, Trustee Mark Berry, Trustee Megann Exley, Trustee Scott Davis, Security Officer Carol Carey, and Amy Harris, Director of Finance and Administration

CALL TO ORDER: The meeting was called to order at 8:35 a.m.

ABSENT: Trustee Alan Martel

APPROVAL OF MINUTES

MOTION: President Sanfason moved to accept the November 19, 2022, Board of Trustee Meeting Minutes as presented. Seconded by Trustee Singelais. **The motion passed unanimously.**

E-MAIL VOTES:

MOTION: President Sanfason moved to accept the e-mail votes of the purchase of the heat exchanger to repair pool at Clubhouse 1. Seconded by Vice-President Fitzpatrick. **The motion passed unanimously.**

TREASURER'S REPORT

Amy Harris reported that as of the end of December, the Overall Budget was 72.10 % spent, the Operating was 71.52 % spent and we are 66.67 % through the Fiscal Year. The Operating Account showed a balance of \$ 39,513 the CD Money Market Account had a balance of \$ 964,003 and Petty Cash showed a balance of \$300.00 for a total of \$ 1,003,816.

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

DIRECTOR OF FINANCE AND ADMINISTRATION

Amy Harris reported:

- Water Shut Off Notices: We sent out 44 notices for November, one member was shut off. We sent out 69 notices for December, with no houses being shut off.
- A member building on Greenfield came in to have the water turned on. It was discovered that he had not filled out a permit. He was given the permit packet and never returned it to the office. The property had trees cut and a foundation was in place. He was fined the maximum allowed.
- A member reported hearing what sounded like a fan running in the postal room on Old Portland Rd, the mail carrier has been running a space heater and leaving it running. This is a fire hazard and we do not have access to the building. The Board instructed we call the North Waterboro Postmaster and explain the severity of this situation.
- The CDC has changed the covid quarantine period from 10 days to 5 days. LAC will now follow the newest CDC protocol.

SECURITY OFFICER REPORT

Carol Carey Reported:

- She has received a lot of praise for the great job the Public Works Crew did during the Christmas weekend storm.

PUBLIC WORKS MANAGER REPORT

Amy Harris reporting on behalf of Dale McMillan:

- The generator at Clubhouse 1 needs to be replaced. Dale is gathering quotes to present to the Board at a later date. Clubhouse 1 is not an emergency shelter, so a smaller unit is appropriate as we only need it to run the furnace.

- Friday during the storm one of our plow trucks went through the septic system. The tank was damaged and will be replaced. Insurance will be called to see if they will cover, but as this happened yesterday, we do not have any repair information or costs yet. The front bathrooms and kitchen cannot be used until it is repaired.

NEW BUSINESS

After a lengthy discussion regarding the 2024 Budget, it was determined we need to raise the dues the 5% allowed in our Bylaws, due to the rising costs of fuel, materials, electricity, and heating products.

COMMITTEE REPORTS

Lake Improvement

Michael Fitzpatrick reported:

- He will be attending the Limerick Board of Selectman meeting regarding the lake and upcoming chemical treatments.
- The DEP is committed to the chemical treatment, and we do not need to apply for a new grant as the prior grant was for two years. The cost of the treatments has not yet been determined.
- We have not had an update from Eagle Creek regarding the status of the flashboard repairs on the dam, he will email them for an update on how and when they will move forward with repairs.

Recreation

Mary Singelais reported: A member approached her about acquiring new equipment for the fitness center. She will research rates and present them to the board at a later date.

MOTION: President Sanfason moved to adjourn. Seconded by Trustee Davis. **The motion passed unanimously.**

Meeting adjourned at 9:48 a.m.

Wendy Staples, Recording Secretary