



Annual Meeting

August 31, 2019

Meeting called to order at 10:24am.

Trustees present: Barry Vogt, Theresa DeCero, Hugh Del Borello, Joe Finlaw, Carol Hatz.

Motion to approve June & July Minutes by Hugh - second by Carol

Treasurer Report given by Hugh.

- Explained July expenses
- Copy of pending budget given to everyone.
- Explained expenses that were over budget from last year (electric, water testing, propane and ice fees, septic pumps, and lake treatments.
- Reviewed the R&R fund. Explained the R&R fund is \$50,000 short of where we want it to be, and because of this- Condo fees could be increased \$30.00 per quarter. Motion to hold increase on Condo fees was made by Hugh- Second by Carol H.
- Hugh was happy to answer specific questions after meeting.

Lora Finlaw asked for definition of accounts. Hugh explained

All questions were tabled for now.

Annual Meeting Slide Show was presented by Theresa

- Theresa announced the Pool Improvement questionnaire had enough “yes” replies to move forward with forming a committee. No more than 5 owners will be on this committee, plus a Board member.
- Driving is worse this year than ever. Children are running loose and there was almost an incident where the neighbor hit a child.
- Bike Safety will be required next year.
- Explained the process for when the votes were tallied. Board of Trustees will be called into the office and given results.
- Contact forms need to be filled out every year.
- Remind will only be used for emergencies now. Social Reminds will not be used.
- Please call 911 for all emergencies.

Joe Finlaw:

- Apologized for being late. Had an emergency.
- Thanked everyone for their support.
- Discussed Fun Lake and the need for the community to do a clean-up in the beginning of the season. It makes a difference when more than 5 people get involved. Please volunteer for next year's Rake the Lake day.
- Duck Regatta went well. Thank you to everyone who helped, including the Marmora Fire Dept.
- Encourages everyone including adults participate in Bike Safety next season.
- Playground improvements have been placed on hold for now.
- Carol S. created a Social Survey this year. Please take the time to fill it out and return it to the office. We are looking for new ideas, and to see what everyone likes.
- Please continue to donate to the clothing shed up the hill. There will be one more collection.
- Thanked Lora for all her help with the raffle baskets.

Carol Hatz:

- Discussed Bike safety and the importance of watching out for walkers.

Barry Vogt:

- There were 3 security gates broken this year. All incidents required the owner to pay for the new gate. Owners will be fined in the future.
- Security will be done this year on September 3rd.
- Theresa addressed the liability issue of having guards that weren't doing their job and the hours spent dealing with Security issues this season.
- Joe added maybe additional security cameras but the Board is looking for ways to cut spending currently.

Mike Pangburn:

- Recycling issues. Please break down your boxes. Plastic bags have been dealt with better this year. Thank you
- Compactor was stopped last night. Please do not stop the compactor, and if you see someone playing with the buttons, please report it.
- Metal Recycling goes behind the garage now.
- TV area is for TV's only.
- Rigid plastic goes in the bulk dumpster now.
- Please only flush toilet paper.
- ARC Reviews are required. Please fill them out prior to work being done.
- Surveys are needed for decks. Steve Martinelli charges about \$400.00 for one.

Rose Squittiery/ Garden Club

- Thanked an anonymous donor for the Garden Club projects.
- Thanked Janet Anderson for the painted slate welcome sign.
- Thanked Carol Hatz for the painting of the Bayberry planters, and bird bath.
- Thanked staff, board and community for the support.
- Next year an Open House Fundraiser.
- The motto of the Garden Club is “ To bloom where you are planted”

Review of the slide show to show social events this year.

Social Committee financials were given by Hugh.

Hugh thanked the BBQ committee and everyone who helped. Thanked everyone who participated this year, especially for Kids Activities.

Theresa thanked Carol S. and staff for the social events, especially Community BBQ.

Thanks to Dave Tarone, Dave Herwig, Tom Sawyer and John Giunta for the Memorial Day Service.

New Business:

Water issue from Route 9. The Board has been working with owners who have knowledge of the area to come up with a plan to help with the flooding issue.

The project has a quote of \$18,000.

Resident Issues:

#293- Concerned about speeding on her street. Looking for suggestions on slowing people down before someone gets hurt.

Joe Finlaw suggested maybe cones.

#39- Murphy- New Owner Orientation. Would like to offer his services to welcome new owners.

Carol S. explained the process of getting new owners information.

#63 Monte- Asked about a hurricane evacuation plan. Asked about the usage of electricity and all the improvements.

#262- Wagner- Who is looking into the electricity issue? Asked where the money is coming from for pool project? Most people don't use the gazebos now.

Hugh explained where the money would come from.

Hugh also explained that most people want improvements.

#116 Murphy- Cheryl stated it was a really fun summer. Adult Bingo raised \$425.

Thanked donors, Kirk's Pizza, Custard Castle, and Pizza Station. Thank you to everyone who helped.

#22- McCabe- Could we get a better light at entrance? Roots at pool/ hot dog stand.

A lot of dead trees in the park.

#193- Perillo- Whipporwill has solar panels. The electricity is paid by these panels. Have we looked into this?

#112- Herwig- Explained the Solar Law of 2012.

#263- Cogan- Can we install panels on Bayberry office roof?

Hugh is interested in learning more.

#10- Smigo- #13 is an eyesore. Mike explained the process. ARC review is pending.

#58- Feldman- Glad to hear about the association looking into solar panels. Discussed the changing environment and wasting of water to grow grass. Look into planting cactus.

49- Eberhard- Concerns about rumors on outsourcing the management.

Joe Finlaw replied these are just rumors.

#43- DeSimone- Music is too much at the pool area. Can the volume be lowered or different hours? Suggested owners keep their keys by their bed to help with security concerns.

#78- Shreiber- Speeding concerns. She had 2 incidents this year. Suggested a camera on her unit to help.

#67- Mason- Encourages personal responsibility. Does not want to replace the landscaping with stone.

#257- McGuire- Is the maximum number of guests allowed in each unit 6?

By laws state 6 guests.

#173- Pinero- Place looks great.

#153- Morro- Are we doing the picnic pavilion?

Hugh explained the procedure. A committee will be formed.

Election Results presented by Janet Anderson: Winners are announced alphabetically.

Theresa DeCero, Hugh DelBorello, Dave Herwig and Jeff Thimm.

ARC Reviews approved: 79 & 127

Motion to adjourn by Theresa, Second by Hugh @ noon.