

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION  
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## BOARD MEETING

WEDNESDAY, NOVEMBER 19, 2025

### MINUTES

In Attendance: Dave Festa, President; Devin Welch, Secretary; George Tadiello, Building and Grounds Director; Mark Whittman, Legal; Carryl Daza, Roads Director; Susan Blanchard, Recreation Director; Tracey Smolder, Trustee; Kat, Trustee

General Members in Attendance: Joseph Geraci, Brett Graff

Meeting called to order by Dave at 7:11PM

1. **Motion** to waive the reading of the minutes by Dave, second Carryl
2. **Board Reports:** B&G- beach house is winterized, George and Brett are working on the outside sign. Recreation- Successful Halloween party, preparing for Christmas activities. Talked to Notchwood about the drainage at the beach house, they rerouted the pipes and now it will no longer drain onto the foundation but into the fire lane. President- things are going well with Arden & finances. A new system will be implemented. Vice President- Thank you to all for the support during the last general meeting. Three people are interested in joining the bylaw committee, two people are interested in the finance committee- plans to start these committees are for January. Town will plow the beach, fire lane, & clubhouse parking lot to receive access to our salt pile. Dave will discuss with DPW for new signs throughout the community. Brett- "according to the bylaws, members may hand their ballots to a trustee rather than mailing them in.", After discussion between board members and trustees present, it was decided that we will follow the procedure put in place after the last General Meeting and once the bylaw committee is in action we may change future procedures. Ballots have been mailed in for the past 30 years.
3. **New Router & Wifi for Beach House:** Planet Network brought in new equipment and it is running.
4. **LMS- Cutting Cattails & Frag:** Shelved until December meeting.
5. **Monitor for Cameras in Office:** Dave will be getting an \$88 monitor rather than the current TV screens we have.
6. **Notchwood Estimate- Shoveling:** George got a price for them to shovel/salt the steps, ramp & kitchen door \$325.21 per storm.

7. **New Business:** Refurbishing downstairs was brought up, an air quality test should be done before anything can be done. The bathrooms downstairs are irreparable at this time.

Motion to close meeting by Susan, second by Carryl 7:36PM.