

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION  
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BOARD MEETING

WEDNESDAY, APRIL 22, 2026

**MINUTES**

In Attendance: Bret Graff, President; Dave Festa, Vice President; Devin Welch, Secretary; George Tadiello, Building and Grounds; Carryl Daza, Roads Director; Tracey Smolder, Legal Director; Lori Payeur, Treasurer, Kat Defabrizio, Trustee; Mark Whitman, Trustee; Joseph Geraci, Trustee

**Minutes of March Meeting** approved and posted on website

**Board Reports:** *Lori*- software company will be revising the contract given to us. A new representative was assigned to work with us and will be training Lori. The new Rep will also guide Lori through showing the board how to use the software. May 15th is the potential launch date so that this is up and running for 3rd quarter dues. *Tracey*- Jess received a call today from a community member, there is water flooding the “community well”. This has been an ongoing issue within the community; this community member is threatening legal action against the LCPOA as he views this is our responsibility. There are currently no records found indicating the this is an LCPOA responsibility. In years past, construction has been done on these properties that may have affected the drainage. Dave suggested to look at the pipe that was put there to see if it may be clogged. Dave and Mark had previously looked at this property years ago, this is the first time it has come up in recent times. The previous pipe put in seems to be the issue, the person who put this pipe in place is the party responsible for restitution. Carryl will check the pipe, a paper trail needs to be established in regards to this scenario.

**Tree Removal on Dam Update:** The LCPOA will provide a privacy fence for the removal of these trees. A low maintenance fence, roughly 6ft tall seems to be the best option.

**Beach Clean Up:** May 9th is the current date for beach clean up, rain date May 16th. New sand is being ordered this week,

**Janitorial Contract Update:** Revised offer was sent back, awaiting confirmation

**Rental Checks:** June- Joseph, July- Devin, August- Mark/Lori, September- Carryl, October-Tracey, November- George, December- Bret

**New Business:** *Carryl*- Community member emailed stating that he is disabled and in a wheelchair, looking to have road repairs happen in front of his home to assist with getting around.