

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION

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BOARD MEETING

WEDNESDAY, MAY 20, 2026

MINUTES

In Attendance: Bret Graff, President; Devin Welch, Secretary; George Tadiello, Building and Grounds; Carryl Daza, Roads Director; Tracey Smolder, Legal Director; Lori Payeur, Treasurer, Kat Defabrizio, Trustee; Joseph Gerraci, Trustee; Mark Whitman, Trustee; Jess Hatke, Office Manager

Call to order at 7:03pm

1. Minutes of April 2026 meeting approved by board and posted on website.
2. Board Reports: **Carryl**- went around all of our roads, noting potholes and repairs needed. We need a lot of repairs and is concerned there is not enough in the budget to complete them. Waiting on estimates from Notchwood and Tilcon. **George**- We had 2 beach cleanups, the first one was very slow and I didn't have much help, the second cleanup was very successful. We had a lot of people and were able to get all the tables painted and repaired. The new grills and 2 new tables are up and everything is cleaned. I would like to possibly get a small storage cabinet for in the beach house, there is a lot of equipment and its very cluttered. Veolia, our water company, said there is a leak somewhere, we went through over 2,000 gallons of water over the weekend. We couldnt find any leaks, nothing was running in the beach house. George to follow up with water company and see if there is an actual leak or something wrong with the meters. The beach opening is scheduled for 06/20 and we will be having a Luau again this year. Jess has been doing all the work to obtain our opening permits from the state and we should have them soon. The grit from street sweeping has been spread out, filling in the potholes in the parking lot and George also created a berm along the edge of the beach parking lot, from the salt bin to the gate, to provide more parking and hopefully prevent people from going back in the woods. **Lori**- Arden will be getting together with Dara from Enumerate to go over electronic payments. There was an error on Zego's end, which has been corrected and electronic payments should be completely available by the end of month. Lori

has gotten the application for the electronic payment for vendors, which will cost \$1 per payment and \$1 per bill. The finance committee met this week and went over the audit. Lori spoke with the auditor, 2022 is being wrapped up. There were an amount of price adjustments at the end of the year that may affect the final financials from 2022. Motion to accept the financial statements from 2022 by Carryl, second by Tracey, all in favor

3. Tilcon Proposal: Carryl sent a wishlist to Tilcon, awaiting a response on cost. Carryl is asking to accept the cost put out by Tilcon (Shared Services Agreement with town for a discounted price) rather than going out for new bids; the board ruled all in favor for this endeavor. The finance committee met about this on Monday evening and agreed with this course of action.
4. Gas Lines: Elizabeth Town Gas Company contracted a company to come out and look upon further expansion to HL and BL. This explains their presence within the community lately but at this time there is nothing on the table. If anything were to happen they would reach out to the office and attend a board meeting.
5. Retaining Wall at the Beach: Looking to add a retaining wall to help fix the drainage issue at the beach. Water comes down from the road and washes the sand into the lake. Retaining wall would be on the edge of the sand and grass. The wall will be about 8 inches high, eight foot sections with 2 openings for people to walk through. Notchwood gave us an estimate for roughly \$7.7K.
6. Printing/Mailing of Newsletters: Electronic delivery would save roughly \$6000 per year. **Prices fluctuate based off of length of newsletters** Certain pieces of information still have to legally be mailed to our understanding. Something such as newsletters does not fall under that specific category and already goes on many forums in addition to being sent out via mail. Newsletters would be emailed to the community, posted on social media, and printed copies would be available for pickup in the office. The Rules and Regulations state that we can make a board vote on this decision with specific case by case adjustments. This is tabled until next month for final vote.
7. Pizazz Contract: The only change in the contract for this year is a \$25 increase in payment. George makes a motion to accept the contract, Devin seconds the motion, all in favor, motion carries. Jess will contact Pizazz with new contract.
8. Short Term Rentals: A realtor contacted the office and asked if we allow short term rentals. This has been discussed in the past and Short term rentals such as AIRBNB or VRBO will not be accepted within our community.

9. New Business: George makes a motion to raise the cost of a clubhouse rental for a Non Member to \$500 fee instead of \$400. Second by Mark, all in favor- Motion carried. Carryl is requesting George to look at the toilets in the women's rest room. One may need to be replaced. Joseph has an update pertaining to the Trustees checks and balances within the bylaws- the trustees are to review the accounting records quarterly and make a report to the general membership; Lori is interested in meeting with the trustees quarterly. At least 2 out of 3 trustees should be present. The report will be given to the public bi-annually. Mark is looking to address a truck and a trailer blocking the road by several feet, a black truck. (By Lee Dr and Elm Tree) We have to look into who's property that is and make the member aware they cannot block the roadway.

Motion to close meeting by Lori, second by Mark, All in favor.

Meeting Closed 7:59PM