

Waterfront Manor Association Inc.
Annual Meeting Minutes
June 8, 2024
10:00 am

Board Members Present: Mark Quinn, Phil Malinoski, Bill DePascale, Jeff Roux, Steve Hamblett, Lenny Mowry.

Association Members Present:

Gale & Pam Hoyt, Susan Perkins, Kisstara Thibodeau, Gail Bozio, Doug Green, Gitte Jorgenson, Phil Barlow, Kathyann Cowles, Deb Muro, Mary & Kevin Morton, Russ Constantine, Gary Roberts, Laurie Hogaboom, Todd Matthewson, Jim McDonald, Sarah Malinowski, Bonnie Quinn.

- Meeting called to order, by Mark Quinn, at 10:10.
- Mark introduced the board members in attendance.
- Mark proposed we accept minutes from 2023 Annual Meeting. Sarah Malinoski seconded that motion.
- Mark shared that UCONN rentals went well the past year. He shared how working with the UCONN Director of Off Campus Housing, visiting renters at the beginning of the school year & providing them a copy of our association by-laws, & communicating with owners has helped to improve the issues/concerns we had in previous years.
- It was shared that rats have been seen around the Coventry Corner Store & that they have made it down, to Maple Trail. Mark shared

that the picture, provided to us by Gail Bozio, was given to the Director of the Eastern Highland Health District.

- Beach Update:

- Porta Potty will be delivered Wednesday, 6/12/24. Mark will stain the fence around porta potty before it is delivered.
 - New sand has been delivered & spread on beach area.
 - We need to do something to stop beach erosion.
 - Jeff asked what the next steps will be for beach. Phil & Mark suggested we need to inquire about options/plans to improve/eliminate our beach erosion issue.
 - Phil recommended that since monies have already been allocated for beach improvement, we should move forward to get proposals on how to fix beach erosion issue.
 - Concerns were brought up about floating dock.
 - Suggestions -rails be added.
 - floating dock could be sold & replaced with 2 fixed aluminum dock sections.
 - old wooden sections were heavy & high maintenance. They were advertised to sell, but no takers—so they were given away on FB Marketplace.
- Sarah Malinoski made a motion to remove & sell floating docks. Allocate up to \$4,500 to replace with 2 fixed aluminum sections. Motion seconded by Deb Muro.
 - Phil shared we used to pay for Beach Monitors. The state told us that if we wanted to continue to hire beach monitors, we would have to
 - 1] Purchase insurance to protect the beach monitors.

2] Purchase services from a payroll company to legally pay the beach monitors

- Since both of these options are cost prohibitive, we ask that members help by either asking guests if they have their beach pass—or walk next store, to the blue house, & ask Bonnie or Mark for help. This is OUR BEACH ASSOCIATION!! We pay to be able to use the beach! Since we are so close to Patriots Park, & since they have to pay to park at Patriots Park, we have found that a number of people have figured out that there is a “FREE” place, with a nice beach, almost next door. We would be grateful for any & all help to make sure our beach is used only by people who belong here!!

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- Phil reviewed the FY2025 Proposed Budget & Statement of Financial Position as of 6/1/24.
 - We have a beginning balance of \$39,835.00
 - We saved money on postage/mailings, insurance & beach improvement/maintenance.
 - New tax collector has done a great job collecting back taxes over the past 3 years. \$4000 was collected, for back taxes, liens & interest.
 - \$8000 has been earmarked for the beach improvements.
 - Our insurance costs increased from \$2,800 to \$7,000. Phil negotiated & our new rate is \$5,900.
- Roads:
 - For the sake of new owners, Phil shared that WMA used to own several other roads, in the association. WMA had the required

road work done & received necessary approvals, from affected property owners. As a result, the town now owns & maintains all the roads, in WMA, except for Rose Trail. We were very fortunate to have done the work, in the last few years, to get the town to take over the roads. Other associations, on Coventry Lake, are having trouble getting this done & are issuing special assessments & taxes, to pay for the roads that they own.

- WMA still owns Rose Trail because 2 property owners will not give permission for right of way, which is required for town to take over the road. Rose Trail has been graded & we will have to pay to have it paved. \$8000 has been earmarked for this project. This project will be the associations biggest expense this year.
- Mark shared that the association still owns small area of road on both ends of Shore Drive. This was done to make sure that a cut through cannot be added in the future.

- Short Term Rentals:

- We are currently aware of at least 2 AirBNB &/or VRBO rentals.
 - Our insurance rates, as well as taxes, have increased due to these short-term rentals.
 - Phil suggested, that since the property owners of the Airbnb & VRBO rentals are MAKING money, & since it is COSTING the association money, that a \$1,000 annual fee for beach passes be applied to these short-term rental property owners. We will need to seek legal counsel on this matter.
- Bonnie Quinn made a motion to spend up to \$750, on legal counsel, to see if/how we can charge an additional fee for Airbnb/VRBO short

term rental property owners, for beach passes that will be used by guests renting their property. Motion seconded by Sarah Malinoski.

- Other business:

- WMA is a sub-municipality/special district.
- Mark made a motion that we increase WMA donation, for town fireworks at Coventryfest, from \$250 to \$500 per year. Motion was seconded by Gail Bozio.
- Question was asked about property owners who about the right of ways. Bill mentioned surveys are available at town hall. Anyone with questions/concerns may go to town hall to inquire.
- Phil shared how things have been changing with properties in WMA. Half of the homes on Echo Road are year-round owner-occupied homes. The other half are rentals.

- New Business:

- One of our members asked for explanation of "Gifting" property. Phil shared that taxes did not increase when property was deeded. It is a state statute that requires taxes be paid on back part of property. Members are welcome to bring their concerns to the State Legislature. This is not a decision made by, or under the control of WMA.
- Gail Bozio asked about Blight issues in our association. Mark shared that complaint applications have been filled out & submitted, several times, for property on South Street. The town has not done anything about it. Anyone who has blight concerns is welcome to submit their own written complaint. Maybe, if the town receives multiple complaints, they will be more inclined to respond.

- Board Members:
 - The following people have agreed to stay on the WMA Board:
 - Mark Quinn
 - Phil Malinoski
 - Jeff Roux
 - Bill DePascale
 - Steve Hamblett

THANK YOU FOR YOUR TIME & SERVICE!!!

Phil asked if anyone else was interested in serving on the board.
THANK YOU to Laurie, for offering to help with communications. We are hoping that with better communication, we can plan community events.

- New Board Member Laurie Hogaboom

Mark or Steve, will follow up with Andrew, to see if he still wants to be on the board.

Mark made a motion to continue with the current board & add Laurie Hogaboom as a new member. Motion seconded by Kevin Morton.

Meeting adjourned at 11:10.

Minutes respectfully submitted by Bonnie Quinn

