**Waterfront Manor Annual Meeting**

**Saturday, June 5, 2021**

**10:00 AM at WFM Beach**

**Members in attendance: Mark Quinn, Bonnie Quinn, Jeff Roux, Phil Malinoski, Bill DePasquale, Michelle Charafeddine, Sarah Malinoski, Jennifer Hoboth, Mike Fusaro, Liz Schatra, Cathy Klybas, Lenny Mowry, Jonathan Reed, Nancy Lockrhyn, Laurie Hogaboom, Doug Green, Jonathan Smith, Jordan Thibodeau, Jim McDonald, Steven Hamblett, Jesse Campbell, Tristaca Campbell.**

**Mark Quinn, WFM President, shared:**

* **Board member names.**
* **That this was 1st meeting since 2019.**
* **Members were encouraged to review minutes from 2019 meeting. Mark made a motion to accept minutes.**
  + **Jeff Roux seconded that motion.**

**Phil Malinoski, WFM Treasurer, shared:**

* **The board met on a regular basis, via Zoom, even though there was no membership meeting.**
* **Much of our funding had previously been spent on maintaining the roads**
* **After many meetings with the Town of Coventry, & much work to comply with town rules, the Town of Coventry now owns most of the roads in our association, and as a result, WFM Association no longer assumes the financial responsibility to maintain those roads.**
* **As a board, we continue to advocate, on the associations behalf with the town.**
* **Moving forward, our focus will be on the beach property.**
* **Treasures’ Report:**
  + **Tree work, done due remove damaged Ash Trees.**
  + **Our old tax collector, Joan Oros, retired & we have hired Laurie Bushnell to replace her.**
    - **We are going electronic**
    - **Laurie has spent much time going thru old records to scrub what is no longer needed.**
    - **Added a “Pay Online” option.**
    - **She has gone to probate hearings & collected over $7,000 in delinquent funds.**
    - **There remains an amount of $27,000 in current & back taxes.**
    - **Liens are placed on delinquent properties and taxes are collected.**
* **Mark made a motion that we should NOT increase association taxes this year.**
  + **Jonathan Reed seconded that motion**
* **Phil shared that we have $10,000 in a CD, $7,500 in reserve for Beach Reserve, remainder in General Reserve/Operating Expenses. He suggested we spend more money on the beach this year.**
* **It was discussed that we should hire an engineer to do a Master Plan at the cost of approximately $2,000. Mark & Jeff presented info about why it is necessary to fix grade of land to eliminate the erosion & washing out of sand that we pay to have replaced every couple of years. We are hoping to level out the area to make it safer, cleaner & more comfortable for our members & guests.**
  + **We need a Master Plan, including a 3-5 year plan for association beach property**
* **Mark shared that he spoke to the fire marshal about the fire that destroyed 2 paddle boats, 2 kayaks & one canoe. The cause of the fire was “undetermined” We talked about building a large kayak rack.**
* **Suggestions were made to get waterproof boat stickers from DEEP or to pay $5 for stickers. Boats left on the beach need to be tagged, in some way, to identify them so the appropriate owner can be contacted when/if necessary.**
* **We talked about** 
  + **Area for launching kayaks, canoes, paddle boats, paddle boards, etc.**
  + **Building a 20 vessel kayak rack.**
  + **How will it be decided who can use rack? Who can moor a boat? By lottery? Do it by month?**
  + **Mooring boats & not allowing boats to stay docked at the dock for anything more than loading or unloading.**
  + **1st step would be to find out how many members would want to moor their boat.**
    - **Jenn Hoboth said having boats on dock takes away from the lake experience.**
    - **Phil said that for liability reasons, boats should NOT be docked, only moored.**
    - **Phil proposed those who want to moor need to provide & maintain their own mooring & for at least this year, it will be done 1st come, 1st serve.**
    - **Mark will use buoys to mark mooring area.**
  + **Adjusting the size of the swim area to give more space for mooring & launching.**
    - **Sarah Malinoski asked that we NOT make the swim area smaller, at least for this year, since so many children are still not vaccinated.**
* **Phil offered to talk to John Elsesser, to see if owners can show proper ID with address, to gain access to the boat launch after it is closed, to launch their vessel.**
* **Beach Monitors:** 
  + **Mark proposed that photo ID be required to use the beach.**
  + **Guests must be accompanied by property owner—which is stated in our bylaws.**
  + **Homeowners who rent their property need to supply name of renters so information can be provided to beach monitors. Without having this information, our beach monitors will not allow access to the beach without the homeowner being present.**
  + **Signage should be changed to indicate that Photo ID will be required for all people entering our beach property.**
  + **Laminated tags would require addendum to the By Laws.**
* **Mark asked if anyone would be interested in joining the board; the following people volunteered to join the existing board:**
  + **Lenny Mowry**
  + **Jonathan Reed**
  + **Laurie Hogaboom**
  + **Sarah Malinoski**
  + **Nancy Lockrhyn**

**THANK YOU to all who volunteered!**

**Motion was made to approve the addition of the above named board members—all agreed & approved.**

* **Jennifer Hobath suggested we plan an Association Potluck Picnic. She has graciously volunteered to coordinate. We will reach out, via email, when we feel it is safe to plan this event.**

**Mark Quinn adjourned meeting at 11:20 AM**

**Meeting minutes respectfully submitted by Bonnie Quinn**

**{If I spelled anyone’s name wrong, I apologize & ask you to please email me at** [**bquinn@hwporter.org**](mailto:bquinn@hwporter.org) **with corrections].**

**THANK YOU & STAY WELL!**