

Waterfront Manor Association Inc.  
Annual Meeting Minutes  
June 10, 2023  
10:00 am

Board Members Present: Mark, Phil, Bill, Jeff

Association Members Present:

Donna Zielinski, Susan Perkins, Jim See, Anne Pullo, Tristaca Campbell, Doug Green, Jim McDonald, Reme Cote, Tracy Mayo, Sarah Malinowski, Bonnie Quinn.

- Meeting called to order, by Mark Quinn, at 10:09
- Mark proposed we accept minutes from last year's meeting. Jim McDonald seconded that motion.

Mark welcomed board & association members. He shared updates on recent beach happenings:

- New Kayak Rack built. [THANK YOU PHIL!]
  - Unclaimed kayaks/canoes will be moved to a piece of land owned by association & held there for 1 month. After that, unclaimed vessels will be sold.
- New Landscape Company hired [VP Lawn & Landscapae] services will include weekly mowing, raking of beach, removal of geese droppings.
- New Porta Potty Company hired.

- Tree work completed on beach property.
- Buyer, for old docks, could not be found. Old pieces will be removed this week.

#### AirBNB/VRBO:

- Our association insurance rates have increased 80% due to liability with weekly rentals.
- Member has an issue with AirBNB/VRBO rentals. A few members responded that many of us share his concerns—but AirBNB/VRBO rentals exist we need to find a way to deal with them & the guests renting these short term/weekly rentals.
- Mark shared info about fines, of \$100 p/day, for property owners not complying with our bylaws.
- Phil shared perspective on AirBNB/VRBO/UCONN rentals:
  - WFM Community has changed. Specifically, on Echo Rd, there are 18 homes-only 8 of those are full time residents.
  - UCONN rental issues have decreased after contact with UCONN Director of Off Campus Housing- John Armstrong.
  - AirBNB/VRBO/UCONN rentals are in the business of making money.
  - WFM board is considering pursuing the option to charge homeowners, who are renting their property, a \$500 homeowners fee—pending further clarification of our charter.
  - WFM board has identified 3 AirBNB/VRBO rentals. It is very possible that there are more, but with property transfers, it hard to keep track.

- Mark shared that it would be cost prohibitive to hire Beach Monitors, this year, as we have done the last few years.
  - If we wanted to, we would have to hire a payroll service to deduct taxes & social security.
  - Association costs, for hiring a payroll service beach monitors would increase from \$15 to \$30 per hour.
  - As a result of having no one to monitor beach usage, Mark asked that all property owners be diligent & help to monitor people who are using the beach. People using the beach should be able to show their beach pass. If there are people there, that no one recognizes, we should ask if they live there & what their address is. If guests are not residents/renters, we should respectfully share that the WFM Beach is private property & for WFM Residents/guests/renters only. Violators should politely be asked to leave. Coventry Police Dept can be called if trespassers become irate or violent.
  - Doug recommended a committee be formed. Have residents sign up to randomly come down, to the beach & check for beach passes.
  - Busiest times, on the beach during the week, is 4:00-7:00pm
  - All property owners were sent 2 beach passes. These passes should be presented upon request.
- Mark & Lenny will be coordinating purchasing security cameras to be installed on the beach. Internet from homes next to the beach, will be used.
- New signage will be added to indicated security cameras are in use.

- Further discussion on Case Law about rentals.
  - Town has NO regulations for AirBNB/VRBO
  - Best option would be to work with renters.
  - We have 1 homeowner, on Echo, that has installed a sound meter to monitor activity on his property.
  - Updated By-laws are online at [www.Waterfrontmanor.com](http://www.Waterfrontmanor.com)
  - Mark shared that one of the homeowners, is advertising AirBNB/VRBO rental as being able to bring their motorized vessels. Consideration is being given to restricting that.
  - The board is considering giving AirBNB/VRBO homeowners, special beach passes for their renters to use.
- Issue shared about how some residents are leaving their trash/recycle pails out beyond the pick up days. Considering fines for violators.
- Phil shared that the association might be getting funds, from the town, for roads. We plan to use approx. \$3000, from the town, to fix association beach parking area.
- New signage may be a deterrent for violators.
- Jeff asked about possibly adding speed bumps. Since all, but a couple of our roads are now owned by the town, that would be something the town would be responsible for. A new town manager will be assigned during the summer. If someone wants to pursue getting speed bumps, they are welcome to contact the new Town Manager, once one is assigned.

- Phil reviewed the budget:
  - WFM Assoc. has 182 taxpayers.
  - 101 small lots [50x100] owned by 37 property owners.
  - 20 additional lots, owned by the town, with no taxes collected.
  - WFM Assoc. has 137 homes.
  - Currently, property owners adjacent to town property, have the opportunity to purchase small lots that are adjacent to their lots.
    - Assoc. can vote to waive back property association taxes if they choose to purchase adjacent lots.
  - 91% of taxes have been collected.
    - \$20,476 taxes collected from 39 taxpayers
    - \$66,000 in delinquent taxes have been collected.
    - We have a potential issue with unclaimed lots. They are never probated & we will never be able to collect taxes on these properties.
    - Member asked for clarification of \$2000 expense for Tax Collection System. Mark explained this is a licensing fee to use the software. Phil further explained that all files used to be hard copies, stored in people's garages. This antiquated system was not secure & it made it very difficult for a new tax collector to work with. This expense is necessary, beneficial & productive to conduct & track our financials.
- Mark made a motion to accept Financial Budgets as stated. Motion seconded by Jeff.
- Sarah Malinowski made a motion NOT to raise property taxes. Motion seconded by Mark. All in agreement.

- Members asked for clarification on property owners having to be present when their family members/guests want to use the beach.
  - It was suggested that we use "reasonable" discretion.
  - Children/guests of property owners can use beach, using assigned beach pass.
  - Renters CANNOT invite guests, as this would be a violation of our By-laws.
  
- Jeff asked about previous discussion re: Town Engineer coming to give us advice on beach erosion. We would have to start from scratch if we decide to further pursue this project.
  
- Last time WFM Charter was revised was 1980.
  
- Mark made motion to adjourn meeting at 11:08am. Motion seconded by Doug.

Minutes respectfully submitted by Bonnie Quinn