**Waterfront Manor Association, Inc.**

**Property Owner’s Annual Meeting**

**6/26/22 (Accepted, June 10, 2023)**

**10:02 Meeting called to order**

**Presidents Report: (Mark Quinn)**

Upon review of the proposed budget, we are recommending no tax increase because of strong tax collections.

We are facing sharp increases in insurance of approximately 45% from 3,000 to over 5,000. There are sharp increases in liability property and damage insurance. VRBO and Airbnb - non-resident using property increases our liability.

**Treasurer’s Report: (Phil Malinoski)**

Mark is correct in that our insurance costs have increased sharply.  We did shop but had agents/companies refuse to write our policy.

Phil reviewed the proposed budget as presented and indicated that no increases in taxes are necessary because of the strong tax collection.

Taxes can now be paid online and are now in a system that can be accessed by property owners online to see the amount owed. This system gets information out of boxes in our garages and provides better protection of property owner data and info and will allow easier succession as board and tax collectors change moving forward.

Our plan is to get 10k into a CD.

Proposed Capital Improvements include a Kayak rack to be installed and 2,400 is included in the proposed budget to cover this expense. Discussion about cameras on the beach to show insurance as needed. Rose Trail expenses include possible repairs if we are unable to get adjacent owners to accept the road and vacant lots.

The available funds will be around $35,000 at FY23 start and are projected to end at $22,000.

Taxes are based on road Frontage and the existing of a dwelling and not a mill rate. This is based on our charter. The footage on landlocked parcels is based front footage of the original paper trails on the original Waterfront Manor map.

If your property is adjacent to a vacant Town owned consider contacting the town about purchasing if interested.

**Mark Quinn motioned to pass the budget; it was seconded by Sarah Malinoski. The budget passed unanimously without a tax increase.**

**Old Business:**

Beach Update

We discussed new signs installation of a kayak rack and possible solutions for the ongoing erosion. Discussion about converting beach passes from car tags to carry-in tags

There was also discussion around short-term lease passes for 30-day or less rentals. Rose Trail is in good shape right now.  The goal is to sell the property to the adjacent owners.

**New Business:**

Proposed bylaw changes were presented for approval.  They include:

Article 11:

* Updated amounts and approval process for the executive board as checks and balances.
* Updated definitions and increases to fines.
* Updated and added new definitions of who and how Waterfront Manor property may be used.
* Clarified who and how the beach property may be used.

Article 12:

* The Addition of a definition for “short-term properties” and guests versus

“tenant”, “student rental” are added.

* Bylaws covering beach pass transfers and a fee for lost or stolen beach passes are now included in the bylaws.  Airbnb and VRBO guests are now prohibited from using/accessing motorized vessels from the beach property.

**Mark Quinn motioned to pass the bylaw changes as reviewed.  It was seconded by Bill DePascale. The by-law changes were passed unanimously.**

**Revised bylaws will be posted on the Waterfront Manor website.**

**Other:**

Motorcraft, vessel registration, and DEP stickers are now available

**Adjournment: 11 06 a.m.**