

Waterfront Manor Association, Inc.

Property Owner's Update and Annual Meeting Notice, Saturday June 10, 2023 @ 10:00 AM

Thank you everyone for making this a great neighborhood! Here are a few updates.

Annual Meeting

The property owner's annual meeting will be held **Saturday, June 10, 2023, at 10:00 am** at the Shore Drive beach. Below is the agenda for the meeting.

- I. Call to Order
- II. President's Report
- III. Old Business
 - a. Approve Annual Meeting Minutes
 - b. Treasurer's Report
 - c. Beach Committee
 - d. Road Update
- IV. New Business
 - a. FY24 Property Tax Vote: Proposed no increase in taxes.
 - b. Rental Property, Airbnb and Vrbo update
 - c. Boat Registration & Mooring
- V. Other
- VI. Nominations and Elections
- VII. Adjournment

Property Taxes

Based on current and projected tax collections, the Board recommends no increase in Waterfront Manor property taxes. The most substantial headwinds we face are primarily related to double digit increases in insurance costs. We will continue with some modest beach improvements, and we will continue to be responsible for maintaining some small portions of roads.

Kayak Racks

There are a number of kayaks, canoes and small vessels that are unclaimed at the beach. New kayak and canoe racks are being installed so please use them. **Vessels that remain unclaimed by June 15, 2023, will be tagged, and removed from the beach property.** Please complete a vessel registration form available online at waterfrontmanor.com.

Mooring of Boats

The mooring or tying of boats to the dock is prohibited. The dock should only be used by vessels to on or off-board. Also, our beach property has very limited space for the mooring of boats. Mooring needs to be to the left of the dock with enough room allowing for kayak and canoe users to enter the water unobstructed. The Association has the right to deny the mooring of any boats if the mooring of boats becomes problematic. State regulations also apply for mooring vessels.