MIPOA Minutes
Annual Meeting
May 29, 2021

MIPOA Board Members in attendance:

Betsy Lebel -- President
Bill Pryor -- Vice President
Tommy Thomason -- Treasurer
Jeff Walker -- Secretary
Bailey Briggs
Archana Naik (finished up her term)
Pat Messina (newly elected)

Not in attendance: Martha Ficke

Betsy Lebel called the meeting to order at 11:45 AM.

Jeff Walker confirmed that a quorum was present.

A motion to dispense with the reading of the minutes of the 2020 Annual Meeting was made, seconded and approved.

A motion to accept the 2020 minutes was made, seconded and approved.

Betsy Lebel gave the President's report. See attachment #1.

Jeff Walker gave the Secretary's report. See attachment #2.

Tommy Thomason gave the Treasurer's report. See attachment #3.

Reports from Committees

Architectural review -- Bailey Briggs -- The Committee reviewed and approved the applications for structural renovations for the Roney residence on Nauyaug North and the Giola residence on Allyn's Alley.

Property Maintenance -- Bill Pryor-- nothing to report.

Roads -- Bill Pryor -- see report and discussion in the minutes from MIFD.

Welcome -- Betsy Lebel (in lieu of Martha Ficke who was not present) welcomed all the new residents to Masons Island.

Election of Directors and Officers was presented by Kristin Foster. A nominating committee was formed in February of this year to explore candidates to fill the MIPOA vacancy created by Archana Naik who has completed her term. Martha Ficke was asked to lead the committee as a MIPOA member and Kristin Foster and Pearl Murphy were chosen as non--members to assist with the search. The committee is pleased to report that Pat Massina has accepted the committee's invitation to serve, pending the election of Directors today.

Betsy Lebel requested a motion to accept the Nominating Committee's recommendations.

The names in **bold** on the following slate were nominated and approved. The remainder will continue their terms:

Directors --	Tommy Thomason	2022
	Bill Pryor	2022
	Jeff Walker	2023
	Martha Ficke	2023
	Bailey Briggs	2023
	Betsy Lebel	**2024**
	Pat Messina	**2024**

Officers -- **President, Betsy lebel**
Vice President, Bill Pryor
Treasurer, Tommy Thomasan
Secretary, Jeff Walker

Presentation of the Annual budget by Tommy Thomason. See attachment #4

Unfinished Business -- none

New Business -- It was requested that MIPOA supply more piles to the Skiff Lane small craft storage area. It was agreed to provide those as soon as possible.

Adjournment -- A motion to adjourn was made, seconded and approved at 11:30 AM

Respectfully submitted,

Jeff Walker, Secretary

Report of the President -- MIPOA 2021 Annual Meeting

I'm very happy to be here, together with all of you, in this room. This is the final meeting of the day and so we will try to move it right along.

MIPOA

For those who are new to the Island. MIPOA is incorporated under the laws of the State of Connecticut and is a voluntary membership organization of property owners within the Mason's Island Fire District. To maintain the privacy of the roads on Mason's Island. MIPOA owns the roads and is therefore responsible for liability insurance. the cost of which accounts for most of our annual budget. We appreciate the financial support of that responsibility provided by your membership in MIPOA.

SInce the last Annual Meeting MIPOA has sent out a few general Community Update bulletins. as well as communication on timely matters such as Eagle sightings. coyote warnings. the organization of the kayak storage area on Skiff Lane, and the many ways in which we can help support our greater community. Additionally, spearheaded by Bill Pryor, our new Earth Day clean up of the island as a whole was a huge success. This effort by many, resulted in a few hundred pounds of debris. MIPOA's plan is to coordinate a repeat of this event on an annual basis.

MIPOA members are welcome and encouraged to submit communications of a general interest for distribution to the membership. Examples include lost and found items and upcoming events in support of nonprofit activities. In addition, MIPOA members can request distribution by email to all MIPOA announcements of significant events, (graduations, weddings, travel, deaths. lost pets), communication of Mason's Island historical information, notification of community activities of a non-profit nature, and advertisement of unneeded items (boats, household furniture, bicycles, etc.), for example. Note that messages of a political or for-profit nature are not eligible for distribution.

TRAFFIC

The total volume of traffic coming past the gatehouse over the past 3 years has not changed significantly. Also, the percentage of traffic to Enders (25%) did not change significantly. Considering the consistency of those numbers, the MIPOA Board has decided that further traffic counting will cease for the time being and the equipment has been transferred to MIFD for its use in traffic-data collection projects.

SHORELINE EROSION

You've heard extensive information from MIFD regarding the Shoreline Erosion on Chippechaug Trail near Allyn's Alley. Bill Pryor is the MIPOA representative on the project.

ICE POND

Under the direction of Chris & Martha Ficke, the Pond Committee is looking at several solutions for pond restoration. On October 29th 2020, Solitude completed a survey of Ice Pond. An

increase in sediment depth over time correlated with the increasing frequency and volume of odious algae. The findings confirmed the Pond Committee's concern about the future sustainability of the pond. Various avenues were explored to address the problem, including bubbling, dredging, and using Triploid Grass Carp to consume the algae. Dialogue concerning the pond will continue in the coming months.

ENDERS ISLAND

As was reported at the 2020 annual meeting. the lawsuits involving St. Edmunds are still pending. The suit involving the Mystic Neighborhood Preservation Association is in progress.

MASONS ISLAND COMPANY

MIFD and MIPOA are in discussion with MICO about the disposition of some of MICO's assets. such as the pond and conservancy areas. We plan to provide more information to the community once there is something concrete to report.

If you have any questions about this report. please contact me at

Respectfully submitted

Betsy Lebel

#2

REPORT OF THE SECRETARY

MIPOA held ten regularly scheduled meetings since the last Annual meeting all of which were conducted via Zoom.

Archana Naik's term on the Board is coming to a close. We thank her profusely for her time and thoughtful contributions to our discussions during our meetings.I am however, pleased to inform you that Pat Messina has agreed to step up and take a position on your Board.

A couple of projects of special note were accomplished this year. The cleanup and organization of the watercraft storage/launching area on Skiff Lane and the successful clean up of Masons' Island shores and bays orchestrated by Bill Pryor in connection with Earth day.

Jeff Walker
MIPOA Secretary
May 29, 2021

#3

MIPOA 2021 Annual Meeting

Treasurer's Report

In summary, all bills have been paid on time; all payments were timely recorded and deposited; the checkbook was balanced monthly; and there is a projected surplus for the current fiscal year.

Most of the MIPOA membership dues go to pay for the required insurance on the roads that MIPOA owns. Most of the remainder is required for corporation expenses (required reports including a tax return) and funds MIPOA and MIFD communications: the website (mipoa.info) and email service.

In 2017, the then treasurer, Trevor Anderson, instituted sending out the annual dues notices by email for the most part, saving postage, paper, envelopes, and copying costs. It took awhile to get people accustomed to not getting a piece of paper. Participation dropped from 84% the prior year to only 69% but rose back to 80% the next year. It dipped again the next year due to a change in treasurers, i.e. to me, even after a heroic effort on the part of board members and Lydia Herd among others. This year, I'm pleased to report that in part due to an early information campaign about the necessity for and benefits of membership, it is back up to 88% and resulted in a budget surplus for the fiscal year 1 July 2020 -30 June 2021.

With respect to the 2021-2022 fiscal year, no significant changes from the prior year expenses are expected. The MIPOA Board has therefore elected to recommend that the dues for the upcoming fiscal year be kept at $50, which assumes an 86% participation of MIFD property owners. See the attached proposed budget for details.

The dues notice will be emailed on 1 June for payment by 1 July, the beginning of the 2021-22 fiscal year. We'll snail-mail notices to the property owners for whom we do not have email addresses. Your prompt attention to writing a check to MIPOA is appreciated. You can send it to the PO Box #344 or deposit it (no envelope required) in the purple MIPOA lock box on the tree at the end of the driveway on 4 Anchor Lane.

Tommy H. Thomason
MIPOA Treasurer

Report of the Treasurer
MIPOA 2021 Annual Meeting

For the fiscal year 1 July 2020 – 30 June 2021, the net of revenue and expenses is projected to result in a surplus. The 9% increase in MIFD property owners who elected to be members of MIPOA compared to the budget increased revenue and some budgeted expenses were less than projected, offsetting small overruns in Insurance and Welcome. The increase in membership is attributable to a reminder in the annual dues announcement that MIPOA is responsible for liability insurance (about 75% of the annual budget) since it owns the roads, allowing them to be private, and a follow-up by Board members and others with property owners who had not yet joined.

No significant changes in the 2021/2022 expenses from the prior year are anticipated. The MIPOA Board has therefore elected to recommend that the dues for the upcoming fiscal year be kept at $50, payable to MIPOA and either mailed to PO Box 344,Mystic CT 06355 or deposited in the MIPOA lockbox at 4 Anchor Lane.

Mason's Island Property Owners Association, Inc.
2020-2021 Budget/Projected Actual
and
2021-2022 Proposed Budget

		2020-2021 Budget	2020-2021 Projected Actuals	Actual - Budget	Proposed 2021-2022 Budget
Home Owners		186	186		186
MIPOA Members		80 %	88%		86 %
Dues		$50	$50		$50
Revenue					
	Dues	$7,500	$8,195		$8,000
	Interest	$1	$2		$1
	Total Revenue	$7,501	$8,197	$696	$8,001
Expenses					
	Corporation	$200	$100		$100
	Insurance	$5,600	$5,739		$6,000
	Internet	$500	$319		$500
	PO Box	$126	$134		$150
	Acct & Audit	$350	$350		$350
	Legal	$450	$0		$450
	Welcome	$75	$584		$100
	Misc	$200	$0		$350
	Total Expenses	$7,501	$7,226	-$275	$8,000
	Surplus/Deficit	$0	$971	$971	$1

3-May-21
THT

Tommy H. Thomason
MIPOA Treasurer
29 May 2021