

MIPOA Minutes

Annual Meeting May 28, 2022

MIPOA Board Members in attendance:

Betsy Lebel -- President
Bill Pryor -- Vice President
Tommy Thomason -- Treasurer
Jeff Walker -- Secretary
Martha Fickie
Bailey Briggs
Pat Messina

Betsy Lebel called the meeting to order at 11:26 AM.

Jeff Walker confirmed that a quorum was present.

A motion to dispense with the reading of the minutes of the 2021 Annual Meeting was made, seconded and approved.

A motion to accept the 2021 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 Architectural Review Committee approved the application for the building on Great Marsh Road. Also responded to inquiries about lighting and landscaping designs at 1 Anchor Lane.

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

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

Welcome -- Martha Fickie welcomed and introduced all the new residents to Masons Island.

Election of Directors and Officers was presented by Martha Ficke. A nominating committee was formed in February of this year to explore candidates to fill the MIPOA vacancy that will be created by Tommy Thomason's completed term. Martha Ficke was asked to lead the committee as a MIPOA member and chose as non--members to assist with the search Pearl Murphy and Julie Worthen. The committee is pleased to report that Annalise Marcus has

accepted the committee's invitation to serve as Treasurer, beginning on July 1, 2022, pending the election of Directors today.

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

The following slate was nominated and approved. The remainder will continue their terms:

Directors -- Bill Pryor 2025
 Annalisa Marcus 2025

Officers -- **President, Betsy Lebel**
 Vice President, Bill Pryor
 Treasurer, Annalise Marcus
 Secretary, Jeff Walker

Presentation of the Annual budget by Tommy Thomason. See attachment #4
A motion was made seconded. The budget was approved as presented. Dues for 2022-2023 will be \$50.

Unfinished Business -- none

New Business -- Betsy spoke about the ongoing discussions with MICO regarding MIPOA purchase of Ice Pond and two unbuildable lots as well as certain other responsibilities such as deed restrictions and riparian rights currently administered by MICO. Meetings with MIFD and MIPOA officers will be held to discuss these issues and then a special meeting will be called to discuss this with all property owners within MIFD.

Adjournment -- A motion to adjourn was made, seconded and approved at 11:56 AM

Respectfully submitted,

Jeff Walker, Secretary

MIPOA Annual Meeting Attachment #1

Report of the President -- MIPOA 2022 Annual Meeting

Welcome to the MIPOA Annual Meeting. This is the final meeting of the day and so we will try to move it right along. We sent out the agenda and notes via email so you should all have those available to you on your electronic devices.

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.

SHORELINE / ROAD PROTECTION

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. MIPOA has written letters in support of the project for the purpose of grant application.

ICE POND

On October 7, 2021, hatchery-raised Triploid Grass Carp were released into the Ice Pond. Committee has been developing and evaluating prospective solutions to the recurring algae problem for the last few years. Thanks to Tod Johnstone for the idea, MIFD for the funding, and MICO for permission to stock the pond with the fish, and Pond Committee made up of Jeff Walker, Peter Kepple, and Martha & Chris Ficke.

MIPOA Annual Meeting Attachment #2

REPORT OF THE SECRETARY

MIPOA held seven regularly scheduled meetings since the last Annual meeting.

Tommy Thomason's term on the Board is coming to a close after six years of dedicated service. We thank him for the accuracy of his accounting and his tenacity in securing dues from every MIPOA member. His wit and humor made every meeting more enjoyable.

I am pleased to report that Annalise Marcus has agreed to join our Board and assume the responsibilities of our Treasurer.

Bill Pryor has again this year organized a well attended and successful project to clean up our beaches, marshes and roadways. And we thank him and the team of participants for their efforts.

Members of your Board have been in meetings with the Masons Island Company but it is too early to report any results.

Respectfully submitted

MIPOA Secretary
May 28, 2022

MIPOA Annual Meeting Attachment #3

Report of the Treasurer MIPOA 2022 Annual Meeting

For the fiscal year 1 July 2021-30 June 2022, the net of revenue and expenses is projected to result in a surplus. The increase in the number of actual property owners and participation compared to the budget assumptions resulted in about half of the surplus. An under-run of the budgeted expenses, principally in the categories that are more of a contingency than a likely expenditure, accounted for the remainder of the surplus.

The increase in participation of MIFD property owners in MIPOA is particularly gratifying, since 75% of MIPOA's annual budget goes to pay for the liability insurance incurred by our ownership of the roads, allowing them to be private.

No significant changes in the 2022/2023 budget from the prior year are anticipated other than the likelihood that at least some expenses will increase due to inflation. There is also an increase in the internet budget this coming year since the website hosting service is renewed on a three-year basis. The MIPOA Board therefore recommends that the dues for the 2022-2023 fiscal year be kept at \$50.

Tommy H. Thomason 5 May 2022

MIPOA Annual Meeting Attachment #4

Mason's Island Property Owners Association, Inc. 2021-2022 Budget/Projected Actual and 2022-2023 Proposed Budget

	2021-2022 Budget	2021-2022 Projected Actuals 5-May-22	Proposed 2022-2023 Budget
Property Owners	186	192	192
MIPOA Members	86 %	93 %	91 %
Dues	\$50	\$50	\$50
<u>Revenue</u>			
Dues	\$8,000	\$8,950	\$8,700
Interest	\$1	\$2	\$2
Total Revenue	\$8,001	\$8,952	\$8,702
<u>Expenses</u>			
Corporation	\$100	\$150	\$200
Insurance	\$6,000	\$5,929	\$6,600
Internet	\$500	\$344	\$700 Note 1
PO Box	\$150	\$162	\$180
Acct & Audit	\$350	\$250	\$300
Legal	\$450	\$0	\$450
Welcome	\$100	\$400	\$200
Misc	\$350	\$74	\$75
Total Expense:	\$8,000	\$7,309	\$8,705
Surplus/Deficit	\$1	\$1,643 Note 2	-\$3

Notes

1. Renew website hosting for three years

2. Rainy Day Fund as of 30 June 2022 (projected): \$18,057

5-May-22
THT