

Friars Cove Equity Membership meeting  
Monday, August 11, 2025

Attendance:

Mike Durec

Sheri D'Ambrose

Patti Sue Stolfe

Ivana McGovern

Jaime McGovern

Doug Proske

Debbie Proske

Lisa Knauf

Jennifer Wachholz-Bero

Mark Calabrese

Lou Colella

Meeting called to attention @ 7:38 P.M.

#### **4th 2026- Sheri D'Ambrose**

There is a discussion and some interest in the swim team having an actual reunion during the Friars Cove 4th celebration next year. They are trying to see if there is an actual interest and get an estimate on who will commit to attend. Thinking a decision around March to see if this will be part of the 4th plans.

There is interest in trying to get games back for the cove neighborhood to celebrate the day together.

#### **Park feedback- Sheri D'Ambrose**

Many, Many KUDOS to the Addison Trail Football team on sweating it out and spreading the mulch! What a sight to see. We also had pizza donated to feed the team by Sergio Lazzara. Additional money raised went for small pool needs/fixes.

#### **Garage sale- Jennifer Wachholz-Bero**

Weekend of Aug 22-24 friday and saturday hours 9-3 and sunday 9-12 due to parade. Yes, this date was unfortunate with the parade timing but next year, if there is interest, we can come up with dates.

#### **Pool updates- Mark Calabrese**

When the pool closes we need to have the lines inspected with a camera to try to find the pool leak and make repair decisions.

Jessica Dempsey (Larson) was mentioned that she could be interested in assisting with the pool next year during the daytime hours to have a presence to in communicating with members, staff, repairs, cleaning, etc. This topic will be discussed in the future.

**Pool - Ivana McGovern**

There was an officer that stopped by the lodge to make sure that our pool is private as pre-visit to verify our pool safety plan due to the teen takeovers that have been occurring in a few surrounding towns. We will discuss safety plan for the pool at a later date as the pool season is winding down. The staff is on alert and the issue has been discussed to keep staff and members safe for the remaining pool season.

**Member requests:****Pond landscape - Sheri D'Ambrose**

Suggestion to have the bushes trimmed in front of the newly updated benches for a view of the pond.

Ivana McGovern - we will ask the landscapers to trim the bushes, they are not able to be removed due to corrosion at the edge of the pond.

Lisa Knauf mentioned in the past that the cove managed this issue one time with a specific and clean dump site to help stabilize the pond. She will look into this topic for us and see if she can find a name of the person who managed or organized this to help us begin to formulate a plan for this issue.

**New Members- Sheri D'Ambrose**

Emails to the new residents to join?

Suggested ways to get other non-members to join - Reduce equity? Social events? End of year party for all, similar to parties in years past.

We delivered membership information to the 2 new residences in the cove. One is joining and the other one, we will follow up on. - Jennifer W-B

Members can feel free to bring up suggestions and we can form committees to manage the events and budget concerns. - board

**Association-**

In the past making the cove an HOA has been discussed and the attempts to move forward have never been successful. The lodge and pool are in large need of repairs and having only half of the cove homes paying into membership has been a long struggle for the various board members. The question from Lisa Knauf was to see if this topic could be discussed again with the current board and review if we can try to move forward with this to help the financial issues now and most likely in the future. The members discussed. Equity would be a concern in this process and will be taken into consideration as would all past mentions such as recorded HOA on the home sales. Lou C. requested if a committee would be formed that the current board members are not on the committee so they remain unattached to the process while supporting the committee and cause.

A neighbor passed away In August - Kevin Dougherty. Sheri mentioned that she thinks we can send a card from the board to let the neighbors know that the community is here for them and acknowledge these life events.

Jennifer will send a card from the board. All the non-members have also received various letters all asking for them to send their emails and phone numbers if they would like to [secretary@friarscove.com](mailto:secretary@friarscove.com) so Jennifer can start a list for non-members to receive emails or alerts on community issues or events for all to join in.

**Zelle-** request to use other payment forms for easier fund raising, dues, etc

Doug P. - the process and various times the accounts have been hacked make managing this a difficult process for the treasurer. He will ask if we have the option on the accounts.

**Santa - Mike Durec**

The Santa outfit that has been used in years past is no longer available. He would like the OK to obtain a new suit for future uses (to remain within the cove).

The board stated that the suit is needed and he can look for a new suit and to submit a receipt for reimbursement.

The meeting adjourned at 0854 P.M.