

**Elizabeth's Landing
Monthly Community Meeting Minutes
Monday, January 8, 2024**

Present: John Leopold, President
Timothy Kelly, Vice President
Brian Halusky, Treasurer
Lisa Phipps, Secretary
Diane Gresham, Association Manager

Absent: Cliff Fagg, Director

CALL TO ORDER-JL

The meeting was called to order at 7:00 pm. This is an open meeting by the Board of Directors with the community members of Elizabeth's Landing as allowed by MD General Assembly HB 388.

MINUTES-JL

The minutes of the previous meeting held November 2023 were unanimously approved by motion TK, seconded LP.

TREASURER'S REPORT-BH

Report was reviewed and no questions were asked.

HEARINGS

None at this time.

**COMMON AREA-DG
UPDATE**

Jim's Yard & Handyman Service

11/20/23 – community clean-up

12/4/23 – community clean-up

12/18/23 – community clean-up

1/2/24 – community clean-up

Bugout

11/22/23 – refill bait stations, 31 were empty

12/20/23 – Sentricon (termite) system checked and refilled – 6 baits were replaced

12/27/23 – refill bait stations, 31 were empty

CS Lawn

12/21/23 – community ornamental grasses were trimmed down

JIM'S Y&H SERVICE ESTIMATE

The gutters on the farmhouse, office, barn, and garages need cleaning out as well as the window wells on the farmhouse, The estimate is \$400.

Unanimously approved by motion LP, seconded BH.

PINE TREE REMOVAL 918 PASSAMAQUODY

Homeowner is complaining about pine tree sap damaging her vehicle from a community tree in front of her home. She would like it removed. DG suggested that all 3 small straggly pine trees be removed from the area.

Unanimously approved by motion BH, seconded TK.

COMMITTEES

WATERFRONT-LP

EQR has stated that the grant for the Living Shoreline and the Stormwater BMPs was submitted on 12/14/23 to MD Dept. of Natural Resources. We do not expect to be notified about a funding decision for this grant until July.

ARCHITECTURAL REQUESTS(AR)

None at this time.

CONCERNS/COMPLAINTS

None at this time.

CORRESPONDENCE

None at this time.

NEW BUSINESS

None at this time.

OLD BUSINESS-DG

RESPONSE FROM ASSURED PARTNERS IRT INSURANCE COVERAGE FOR VOLUNTEERS

Volunteers are covered for liability arising out of work done. Injuries for volunteers are NOT covered. Assured Partners is checking to see if a product is offered to cover this.

ITEMS APPROVED/DISAPPROVED VIA EMAIL-DG

12/11/23 – Roemer, 929 Beyda, storage lot extension and exception. All approved.

12/12/23 – 4 delinquent accounts for collection forwarded to attorney. All approved.

ARCHITECTURAL REQUESTS APPROVED/DISAPPROVED VIA EMAIL

None at this time.

OTHER BUSINESS/COMMUNITY DISCUSSION-JL

-Next meeting is February 12, 2024.

-Kati Pope stated that there is a very large tree near the waterfront that is ready to fall into the water and take a chunk of land with it. This tree is located in the Living Shoreline area. Kati will mark the tree and provide any needed information to DG.

-JL stated that the governor has cut back the transportation fund. The Ft. Smallwood sidewalk project has been pushed back to 2025.

-The official website of ELCA is elizabethslanding.com

ADJOURN COMMUNITY MEETING

The meeting was adjourned at 7:20 pm.

**Elizabeth's Landing
Monthly Community Meeting Minutes
Monday, February 12, 2024**

Present: John Leopold, President
Brian Halusky, Treasurer
Lisa Phipps, Secretary
Diane Gresham, Association Manager

Absent: Timothy Kelly, Vice President
Cliff Fagg, Director

CALL TO ORDER-JL

The meeting was called to order at 7:00 pm. This is an open meeting by the Board of Directors with the community members of Elizabeth's Landing as allowed by MD General Assembly HB 388.

MINUTES-JL

The minutes of the previous meeting held January 2024 were unanimously approved by motion BH, seconded LP.

TREASURER'S REPORT-BH

A homeowner has requested if the money collected for the reserve fund is lumped together with everything else. BH stated that it is but will soon be moved to a different category so we are better able to track it.

HEARINGS

None at this time.

**COMMON AREA-DG
UPDATE**

903 New London

Arundel Tree looked at the wrong tree. They returned and looked at the correct tree and said there are 2 options: a) remove the tree and leave the remnants on the hillside or b) crown the tree to make it less heavy and therefore, less likely to fall. LP said she would run it by EQR since the tree is located in or near the living shoreline area. BH offered to send pictures to LP.

Jim's Yard & Handyman Service

1/10/24 – requested to put back in place the top that floated off the Verizon box

1/13/24 – cleaned out gutter on barn, garage, farmhouse, office and farmhouse window wells

1/15/24 – community clean-up

1/29/24 – community clean-up

2/7/24 – installed slide lock on bathroom door in the farmhouse

Arundel Tree Service

1/12/24 – miscellaneous tree work

1/23/24 – miscellaneous tree work

2/5/24 – miscellaneous tree work

2/7/24 – stump grinding

Bugout

1/24/24 – refilled bait stations, 27 were empty

CS Lawn

1/15/24 – salt harbours = \$4800 – Board approved

1/16/24 – salt harbours = \$4800 – Board approved

1/18/24 – salt harbours - \$4800 – Board approved

1/19/24 – plowing and salt all harbours = \$2640 plowing & \$5600 salt – Board approved

Mahon Plumbing

2/6/24 – cleared a clogged line in the office

JIM'S Y&H SERVICE ESTIMATE

This estimate is to paint the new wood around 6 garage doors on the exterior of the garage/barn. The cost is \$950. Unanimously approved by motion LP, seconded BH.

This estimate is to remove stump grindings and clean up a branch pile. The cost is \$975. Unanimously approved by motion BH, seconded LP.

CS LAWN ESTIMATE

This estimate is to prune approximately 90 crape myrtles in the common areas. The cost is \$7150. Unanimously approved by motion LP, seconded BH.

COMMITTEES

WEBSITE-BH

The website is up and running. It contains the latest information to keep residents informed. The minutes are posted on the website.

WATERFRONT-LP

EQR has stated that the Chesapeake Bay Trust grant for projects in AA Co is due March 11. If awarded, the county will require a security as part of their MOU with ELCA. This will range anywhere from \$750 - \$1250. The MOU will also require long term protection and maintenance of the project as well as allowing the county access to the site for inspection purposes and to claim any water quality, resource improvement, and/or credits resulting from the project.

ARCHITECTURAL REQUESTS(AR)

TENNANT

The homeowner is requesting to build an oversized shed (7'Hx8Wx8D). The shed will be gray with gray architectural shingles. It will have a gable roof with a 2x6 floor frame, tongue and groove floor boards, T1-11 walls smart panel and a 2x4 wood frame for the rest of the shed. All approved.

EGMONT

The homeowner is requesting to build a board on board 5.5' tall fence around his property. The fence would be right on a utility easement. As stated in the rules, there must be a 10' distance between the easement and any structures. This fence was approved by all if the homeowner agrees to bring the fence in 10'.

PENOBSCOT

The homeowner is requesting to place an electric vehicle charger 10' from the front wall of the home in the middle of the front yard. The Board would like to request that the homeowner place the charger up against the house.

PENOBSCOT

The homeowner is requesting to place a board on board 6' tall wood fence around his property. All approved.

PENOBSCOT

The homeowner would like to replace her deck with Timber Tech French White Oak decking boards, Shoreline vinyl 100 series in Driftwood railing, and round balusters in black. All approved.

CONCERNS/COMPLAINTS

None at this time.

CORRESPONDENCE

None at this time.

NEW BUSINESS

None at this time.

OLD BUSINESS-DG

ITEMS APPROVED/DISAPPROVED VIA EMAIL-DG

None at this time.

ARCHITECTURAL REQUESTS APPROVED/DISAPPROVED VIA EMAIL
1/20/24 – 1156 Annis Squam, replace soffit and fascia with vinyl – All
approved.

OTHER BUSINESS/COMMUNITY DISCUSSION-JL

-Next meeting is March 11, 2024.

-A new renter asked about allowable noise in the community and what
quiet hours were. He has a loud motorcycle. DG stated that the community
and police don't enforce quiet hours but that the acceptable hours are
10pm - 7am.

ADJOURN COMMUNITY MEETING

The meeting was adjourned at 7:40 pm.

**Elizabeth's Landing
Monthly Community Meeting Minutes
Monday, March 11, 2024**

Present: John Leopold, President
Timothy Kelly, Vice President
Brian Halusky, Treasurer
Lisa Phipps, Secretary
Cliff Fagg, Director
Diane Gresham, Association Manager

CALL TO ORDER-JL

The meeting was called to order at 7:00 pm. This is an open meeting by the Board of Directors with the community members of Elizabeth's Landing as allowed by MD General Assembly HB 388.

MINUTES-JL

The minutes of the previous meeting held February 2024 were unanimously approved by motion CF, seconded BH.

TREASURER'S REPORT-BH

Report was reviewed and no questions were asked.

HEARINGS

None at this time.

COMMON AREA-DG

UPDATE

903 New London

When LP questioned EQR about the tree, it was decided that the tree would remain as is for now since it appears to be located in the area of the living shoreline. If it does fall, it will be incorporated into the living shoreline.

Jim's Yard & Handyman Service

2/12/24 – community clean-up

2/23/24 – clean up stump grinding piles at Passamaquoddy and behind office, remove and haul branches behind 8611 Gambier next to fence

2/26/24 – community clean-up

2/26/24 – paint new wood on barn and 4-bay

Bugout

2/28/24 – refilled bait stations, 32 were empty

CS Lawn

3/1/24 – began trimming of crape myrtles throughout the community

Mahon Plumbing

3/2/24 – called to clear the sewer line on Oyster Bay

CS LAWN ESTIMATE

This estimate is to remove 4 hedge rows along DeFranceaux Way in front of DeFranceaux Harbour. The cost is \$7083. Unanimously approved by motion BH, seconded TK.

HINGHAM REQUEST

The homeowner is requesting that a tree be removed behind their property. It is very large and covered with ivy. DG has reached out to Arundel Tree. We are awaiting their response.

COMMITTEES

WATERFRONT-LP

EQR has created a letter of commitment for ELCA to the Chesapeake Bay Trust in support of Green Trust Alliance's grant application for a living shoreline in our community.

WEBSITE-BH

The website is up and running. It contains the latest information to keep residents informed. The minutes are posted on the website.

NOMINATIONS-JL/LP

JL will work on this committee with LP. JL and CF are up for reelection if they so desire.

ARCHITECTURAL REQUESTS(AR)

None at this time.

CONCERNS/COMPLAINTS

None at this time.

CORRESPONDENCE

None at this time.

NEW BUSINESS-JL

JL is calling for current Board members and interested nominees to submit a ballot summary by 4/4/24.

OLD BUSINESS-DG

ITEMS APPROVED/DISAPPROVED VIA EMAIL-DG

2/15/24 – Proceed with a District Court lawsuit ICO Foote, 822 Seal. All approved.

2/29/24 – Consent Agreement follow-up 15-day letter ICO Kibler, 8647 Cobscook. All approved.

3/7/24 – Proceed with a District Court lawsuit ICO Sherrod, 8646 Houlton. Approved JL,BH,CF,LP.

ARCHITECTURAL REQUESTS APPROVED/DISAPPROVED VIA EMAIL

2/15/24 – Amended request from 910 Penobscot – electric vehicle charger (placement between sidewalk and curb in front of assigned parking spaces). All approved.

3/4/24 – 920 Penobscot – black lattice under deck. All approved.

3/4/24 – 871 DeFranceaux – replace roof shingles, GAF, 3-tab, Williamsburg Slate. Approved JL, BH, CF, LP.

OTHER BUSINESS/COMMUNITY DISCUSSION-JL

-The next meeting (Pre-Annual) is April 8, 2024.

-A homeowner asked about using credit/debit cards to pay dues. He stated that he would like to continue to do so. It was explained that the Board decided not to continue this practice due to exorbitant fees to ELCA associated with debit cards and we cannot accept credit cards without accepting debit cards. Homeowners have the option of using checks or bill pay through their bank. Please assure that you are using the correct address for ELCA : PO Box 656, Pasadena, MD, 21123.

ADJOURN COMMUNITY MEETING

The meeting was adjourned at 7:24 pm.

**Elizabeth's Landing
Pre-Annual/Monthly Community Meeting Minutes
Monday, April 8, 2024**

Present: John Leopold, President
Timothy Kelly, Vice President
Lisa Phipps, Secretary
Cliff Fagg, Director
Diane Gresham, Association Manager

Absent: Brian Halusky, Treasurer

CALL TO ORDER-JL

The meeting was called to order at 7:00pm. This is an open meeting by the Board of Directors with the community members of Elizabeth's Landing as allowed by MD General Assembly HB 388. There was a call for Board Nominations. There are 2 candidates. ELCA's attorney will be speaking at the annual meeting. The Treasurer's Report was presented and there were no questions. The projected budget for 2025 was presented and there were no questions. Nominations were closed. CF and Kati Pope were introduced as Board nominees. Pre-annual business was closed.

MINUTES

The minutes of the previous meeting held March 2024 were unanimously approved. Motion by CF, seconded TK.

HEARINGS-JL

None at this time.

COMMON AREA-DG

UPDATE

Jim's Yard & Handyman Service

3/11/24 – community clean-up

3/14/24 – replaced and installed (3) fire extinguishers – farmhouse, office, and barn.

3/25/24 – community clean-up

Bugout

3/27/24 – refilled bait stations, 33 were empty.

CS Lawn

3/18/24 – removed hedge rows (4) on DeFranceaux Way

COMMITTEES

WATERFRONT/EROSION COMMITTEE-LP

EQR has applied for grant money on ELCA's behalf for the construction of the living shoreline from the Maryland Dept. of Natural Resources and from the Chesapeake Bay Trust. We will have an answer from each of them by July 2024. The design has been completed.

ARCHITECTURAL REQUESTS(AR)-DG

BLACK ROCK-shed

Owner is requesting he be allowed to build a Rubbermaid 7'x7' resin storage shed. The shed dimensions will be 85.51"D x 84.25"W x 100.52"H. Unanimously approved by motion TK, seconded by LP.

ANNIS SQUAM-architectural roof shingles

Owner is requesting replacement of her roof. The roof will be replaced with architectural shingles in Williamsburg Slate (gray) which is the color they have now. Cambridge is the manufacturer. Unanimously approved by motion LP, seconded CF.

HOULTON-replace fence

Owner is requesting fence replacement. The fence will be board on board and he is requesting that the fence be 6' tall. Unanimously approved by motion CF, seconded TK.

GAMBIER-front door/trim/slider

Owner's sister is requesting to replace the front door, repair and paint trim, replace the slider to the backyard (missing and boarded up), and caulk/touch up paint bullet holes on siding around door all due to extensive damage. Unanimously approved by motion TK, seconded LP.

CONCERNS/COMPLAINTS

HOULTON-deck issues/roof hole

Owner is expressing concern over his neighbor's back deck and roof. The deck is deteriorating and covered with loose boards and a rug. The owner has reached out to AA Co. since there is a permit for the deck but it has been some time since any work has been done. AA Co. has suggested he contact the HOA. There is also a small hole in the roof that is attracting birds, bugs, and other pests. This is also causing bird feces on the owner's deck and side of his house. The Board will mail a 15 day letter for repair/replacement of the deck. The hole in the roof is small but it will be monitored. Unanimously approved by motion LP, seconded CF.

CORRESPONDENCE

None at this time.

NEW BUSINESS

None at this time.

OLD BUSINESS-DG

ITEMS APPROVED/DISAPPROVED VIA EMAIL-DG

3/8/24 – Proceed with District Court lawsuit ICO Kenny, 897 New London. All approved.

3/13/24 – Bay Pile Driving proposal for preventive maintenance on floating pier. Approved JL,BH,CF,LP.

3/14/24 – Proceed with District Court lawsuit ICO Clark, Glover, 1043 Scituate. All approved.

3/22/24 – Request for storage lot renewal (Gilkerson) due to account in collections. Approved TK,BH, disapproved JL,CF,LP.

3/26/24 – Attorney was asked to proceed with next step IRT Consent Agreement and follow-up 15-day letter. All approved.

ARCHITECTURAL REQUESTS APPROVED/DISAPPROVED VIA EMAIL
3/19/24 – Jett, 8606 Houlton –replace roof, Certainteed, architectural shingles, Burnt Sienna. All approved.

OTHER BUSINESS/COMMUNITY DISCUSSION-JL

- The next meeting is the Annual Meeting on May 20, 2024.
- An owner has concerns about people not paying their dues. The Board explained that we send letters to anyone who is noncompliant and the attorney gets involved after 4 months of nonpayment. The attorney will often times negotiate a payment plan to bring the account up to date. If this does not resolve the problem, we may take the owner to court.
- The new library is scheduled to open on April 25, 2024.
- An owner complained of her dog getting a fish hook stuck in her mouth down at the waterfront that required a trip to the emergency vet. It could have resulted in her death. Please dispose of your fishing waste appropriately! We all live in our community and want it to remain clean and safe for all residents and their pets!

ADJOURN

The meeting was adjourned at 7:25 pm.

**Elizabeth's Landing
Annual Meeting Minutes
Monday, May 20, 2024**

Present: John Leopold, President
Timothy Kelly, Vice President
Brian Halusky, Treasurer
Lisa Phipps, Secretary
Cliff Fagg, Director
Diane Gresham, Association Manager

CALL TO ORDER-JL

The meeting was called to order at 7:03 pm. This is an open meeting by the Board of Directors with the community members of Elizabeth's Landing as allowed by MD General Assembly HB 388.

OPENING REMARKS/INTRODUCTIONS-JL

JL welcomed the homeowners and introduced the current Board.

NOMINATIONS/FINAL CALL FOR BALLOTS-JL

JL stated that Cliff Fagg and Kati Pope were the nominations for two vacancies on the Board this year and he made a final call for ballots. JL also stated that nominations were made by April 8, 2024 and representation of 25% of the community was needed to make a quorum and that was not present tonight. Therefore, official balloting would take place at the second annual meeting on June 17, 2024.

MICHAEL NEALL, ATTORNEY FOR ELCA-JL

Mr. Neall was not present but wanted to share that in the last 20 years that he has been working with ELCA, his firm has recovered \$770,000.

COMMUNITY OVERVIEW AND HIGHLIGHTS-JL

- We have designed and will soon be constructing a living shoreline to mitigate erosion along the waterfront. A homeowner expressed her disagreement with the location of the project. Unfortunately for this resident, the Waterfront Committee was formed over 4 years ago and after countless hours of work, the living shoreline project has been fully designed to occur in the fixed pier area and will be constructed this fall.
- We have 37 harbours in EL. We have repaved ½ of them. The cost is \$25,000-\$30,000 per harbour. The Board prioritizes which harbours will be repaved due to condition and size. Two or three are usually repaved each year.
- We had an increase in HOA fees this year due to implementation of a state mandated reserve fund. We have had some waterline repairs that were done this year at a cost of \$20,000-\$25,000 per pipe repair. Our fees include water and sewer fees as well and is one of the lowest in the area. A homeowner had a request about whether there is an independent audit done every year. There is and it occurs every January at a cost of \$5000.
- The new sidewalk project (which began 7 years ago) is moving along. This sidewalk will run from Kenton to the new library. Construction is expected in 2025.

MINUTES-JL

The minutes of the previous meeting held April 2024 were unanimously approved by motion TK, seconded LP.

FINANCIAL REPORT-INITIAL 2025 ELCA BUDGET-BH

BH presented the report and also the initial budget for 2025. It is expected that HOA dues will increase to \$135 month in January 2025. A homeowner asked about residents who neglect to pay their bills for more than 4 months. There are several accounts that amount to almost \$92,000 that have been in arrears for over 4 months. These homeowner accounts have been turned over to the attorney.

COMMUNITY DISCUSSION TOPICS

- A homeowner inquired about placing a dog park in EL. The topic has come up before but costs about \$70,000 and no one wants the dog park in their backyard so it has been tabled.
- A homeowner inquired about apparent drug deals from cars at the Brady Recreation Area. Another complained about children getting beat up by other children from outside the area. She asked whether there were patrols in the neighborhood. There are not. These homeowners were encouraged to call the police when this occurs.

ANNOUNCE FINAL ELECTION RESULTS/ADJOURN MEETING

As stated previously, a quorum of residents was not present. Therefore, the next meeting will be the Annual Meeting (2) on June 17, 2024 where official balloting will take place. This meeting was adjourned at 7:45 pm.

**Elizabeth's Landing
Annual and Community Board Meeting Minutes
Monday, June 17, 2024**

Present: John Leopold, President
Timothy Kelly, Vice President
Diane Gresham, Association Manager
Kati Pope (new Board member & acting Secretary)

CALL TO ORDER ANNUAL MEETING

JL called the meeting to order at 7:00 PM.

ANNUAL BUSINESS

Final call for ballots.

Treasurer's report and projected budget.

There were no community discussion topics.

Final election results: ***Cliff Fagg – 3-year term and Kati Pope – 2-year term.***

Adjourn annual meeting.

CALL TO ORDER MONTHLY COMMUNITY MEETING

MINUTES

The minutes of the previous meeting held May 2024 were approved by motion TK, seconded KP.

COMMON AREA UPDATE

Jim's Yard & Handyman Service

5/20/24- community clean up

6/3/24- community clean up

6/13/24- obtained and installed new "Seal Harbour" sign- \$400

Arundel Tree Service

5/28/24- bush hogged around both sides of exterior storage lot- okay to clean up around area

Bugout

5/22/24- refilled stations, 32 empty

CS Lawn

5/22/24- annual beach clean-up, sprayed weeds inside storage lot

6/5/24- removed shrub (Juniper) in common area rear of 1020 Tennant, cleaned up waterfront at Cutler Cove, began community shrub trimming

PTG Enterprises

6/7/24- Signed/approved proposal PTG 24-089 emailed to Patrick Gillen, PTG

6/12/24- Repair made on Black Rock per previously approved proposal

Bay Pile Driving

5/20/24- Signed/approved proposal 312064 emailed to Jeff- to resurface pier and fix ropes

Trash, Recycling, yard waste, grass, misc.

5/29/24- Requested from Eastern District Roads- tree trimming and dead branch removal from county trees on EL Way, Marblehead Way, and Wheelhouse Way. Tree trimming started on 6/7/24

Excessive grass and weeds reported to hwyscustomercare@aacounty.org

6/14/24- 918 Passamaquady, rear yard- "weeds as high as fence"

COMMON AREA PROPOSAL

Jim's Yard & Handyman Service – remove trash/debris behind Storage Lot was unanimously approved by the Board

ARCHITECTURAL REQUESTS

Houlton – EV charger, Board unanimously approved

CONCERNS AND COMPLAINTS

Black Rock – tree in common area against neighbor's fence, dropping branches. Board unanimously approved a general trimming of the tree.

ITEMS APPROVED VIA EMAIL SINCE LAST MEETING

Architectural requests approved/disapproved via email:

5/22/24- 8680 Head, replace roof- GAF HDZ (arch) Hickory. All approved

6/4/24- 908 Penobscot, replace roof, GAF HDZ (arch) Oyster Gray or Pewter Gray. All approved.

Items approved/disapproved via email:

6/4/24 Exception to storage lot/boat ramp renewal policy for Roemer, 929 Beyda. All approved

6/7/24 PTG proposal to repair sink hole on Black Rock. Approved JL, BH, CF, LP

OTHER BUSINESS

G. Strickland discussed the need for the Hollies at the end of Cobscook to be trimmed and the vines removed. Board will take under consideration.

Next meeting date is July 15, 2024.

Monthly meeting was adjourned at 7:40 pm.

Community Meeting Minutes

July 15, 2024

7:00 Brian calls meeting to order

Tim motion to approve minutes of last meeting, Lisa seconds

7:02 Treasurer Report-

-If you know anyone who's hurting to pay fees, tell them to reach out before it goes to the attorney to work a plan out.

(1 month delinquent is based on date at end of month due)

-Bank accounts- monies to be moved to reserve fund

- Just under plan YTD

-Some paving to be done yet

7:06 Hearings- None

Common Area- 2 loads to dump from behind the storage lot

- Arundel Tree did some trimming
- County butchered tree trimming along main street
- Bait stations checked- 36 empty
- Cleaned up end of Cobb's Cook- trimmed hollies
- Bay Pile Driving - repaired pier and replaced rope
- Street sign fixed
- Bulman sink hole patched

7:09 Committees-

Website- Brian and Tim will handle- adding info to website on waterfront.

- Need to add minutes
- X account available too

Waterfront- 6/26 was kick off meeting regarding work and scheduling

- Permits by early August
- Plantings will take place in Mar/Apr
- Large boulders to be moved into place
- MOU with county designating planting and care and maintenance of same.
- Green Trust Alliance coordinating work

7:19 Architectural Requests-

- Bulman- want to replace deck boards and rails, replace fence and roof- all approved
- Convey- wants to rebuild deck- approved

7:22 Concerns/Complaints

- DeFranceaux- letter to homeowners to remove unapproved privacy fence- draft approved.
- Cape Split- Overgrown Bamboo complaint- look into contract for common area cleaning up- spring and fall checking and cutting

7:30- No new correspondence

- Old- Saybrook, Black Rock, approved

7:32 New Business

- Can we do Zoom meetings going forward to help more attend? Will consider
- Any issues with trash on decks? Diane recommended resident call the health department to press neighbor to take better care.
- No mandate for using trash cans.
- Perhaps time to look at updating policies.

7:39 Next meeting will be Aug 19

- Tim motion to adjourn, Brian second

Community Meeting Minutes

August 19, 2024

Present: Brian Halusky, President
Cliff Fagg, Director
Lisa Phipps, Treasurer
Kati Pope, Secretary
Diane Gresham, Association Manager

Absent: Tim Kelly, Vice President

7:00 Meeting called to order by Brian

Minutes from last meeting- Cliff moved to accept, Lisa seconded

7:01 Treasurer Report- Delinquent accounts- majority one month overdue

Account status- New account in Sandy Spring Bank and another in Truist. Purchased some short term CD's (5% rate) one 8 month, one 5 month. Will decide what type of account to move to for growing funds.

YTD question from Joyce- asked if Common is for common area- yes.

Cumulative funds are in good shape.

Two large delinquent accounts just got paid off per Diane (over \$9k total)

7:06 No hearings

Common Area- **Jim's Yard and Handyman Service-**

7/15 community clean up

7/19 kitchen sink drainage issue at farmhouse, could not fix and Mahon Plumbing was called.

7/29 community clean up

8/12 community clean up

Arundel Tree Service- none

Bugout- 7/24- refilled bait stations, 33 were empty

CS Lawn- 8/6 cleaned path behind Cobbscook (both wooded sides and Cape Splitt- 1000-1014 even only)

Mahom Plumbing- 7/19 called to repair farmhouse kitchen sink issue- COMPLETE.

7/19 broken water pipe on community side at 905 Spry- COMPLETE

PTG Enterprises- None

Bay Pile Driving- 8/1 completed pier roping

7/7 Entered request to repair loose floating pier section- COMPLETE

New pier needs water sealing. Should be done annually or at least bi-annually. Estimate \$3800.

When boards are pulled for shoreline work, must be waterproofed and should be a maintenance item to prolong life of the pier

Lawn maintenance contract needs to be expanded to include cleaning cracks and bump outs.

Joyce asked question about maintenance of picnic tables in Brady Rec area- need to be cleaned up. Brian and Cliff will take a look.

7:17 Committee updates- Lisa getting ready to sign MOU for shoreline project. Boat ramp will be closed for duration of work.

Work equipment, etc, will be brought in from the road, not the water.
Need to check liability for any community damage that may occur.

7:20 Architectural Requests- No requests

No complaints

No new business

Old Business- see manager report- 4 district court suits approved

2 repayment plans approved

Architectural requests- 1187 Convey, shingles, approved

918 Penobscot, refurbish deck approved

914 Penobscot, shingles approved

855 DeFranceaux, storm door, brown, mid-view, approved by BH, TK, CF, KP. Disapproved by LP

8667 Scorton, replace deck, approved BH, TK, LP, KP

7:22 Other Business-

Took care of Holly trees- kept it more natural looking than groomed.

Property tax statement- next 3 years, area 1, will be doing assessment for our area

Suzy asked about harbour painting of spaces and lines and where New London falls on the list to be done. More discussion needed.

Are we able to start doing Zoom meetings so more might attend?

Beach area- what can we do? Security was very expensive, but how best to protect the beachfront? Security committee? Neighborhood Watch program?

7:43 Next meeting will be 9/16, KP moved to adjourn, all seconded.

Meeting adjourned.

Community Meeting Minutes

September 16, 2024

- 7:00 PM Call meeting to order, approve minutes. Lisa Phipps motion, Tim Kelly second
- 7:01 Treasurer's Report: Went down almost 10k for delinquent accounts.
Bought two CD's
Few items are slightly over budget due to rising costs
- 7:04 Hearings- None
- Common Area: **Jim's Yard & Handyman Service**- 8/26 community clean-up. 9/9 community clean-up
Arundel Tree Service- 8/26- misc tree work
Bugout- 8/28- refill bait stations, 26 were empty
CS Lawn- 9/10- sprayed weeds in parking areas (all harbors)
9/13- trimmed community shrubs
Mahon Plumbing- none
PTG Enterprises- none
Bay Pile Driving- 8/21- waterproofed the fixed pier
- 7:07 Committees: Waterfront- MOU being signed. Dec/Jan work to be done
- 7:09 Architectural Requests: Cobscook- Architectural Shingles- want to change to grey-ok
Entry/Storm Door- wants color "Estuary"- light blue-disapprove color
Harness Shop Tan must be used on trim- no white
- 7:14 Concerns and Complaints: 1073 Englishman- Poultry on property- rental- let county address before we do. Check county complaint site for record.
8648 Gambier-trailer parked on patio- owner in CA- sent 15 day letter to clean up or send to attorney
- 7:24 Correspondences: 9/4 invoices and letters sent to 33 homeowners >\$280 but <\$400 delinquent
Old business approved from last meeting

7:26

Community Discussion: Can we place gazebos on deck? Discussed what kind is ok.

7:30

Next meeting 10/21.

Move to adjourn

Board of Directors
Community Meeting Minutes
October 21, 2024

6:58 Call to Order- BH

Minutes approved

Treasurer Report: A couple of delinquent accounts settled

Budget currently dwindling due to rise in water bill

Budget has been spent already for water- 2nd year in a row for increase for water and sewage.

80% of annual budget overall has been spent and we should be at 75%

7:04 No hearings

Common Area: Jim's Yard & Handyman Service- 9/23 and 10/7 community clean up

Arundel Tree Service- 9/20 Misc tree work

Bugout- 9/25 refilled bait stations- 27 were empty, also removed a huge Bald-faced Hornet's nest in storage lot space #4

CS Lawn- 9/20 storage lot sprayed for weeds

Mahon Plumbing- none

PTG Ents- None

Baypile Driving- None

7:06 Waterfront: Trying to get MOU in place. Done with County and GreenTrust.

Architectural Requests: 1022 Tennant- stain fence- color OK (Calif Rustic)

861 DeFranceaux- Dogs in violation of by-laws

927 Beyda- Complaint about large tree over parking area- tree looks healthy and on a resident's property

- 7:14 Email Items: 9/18- 8648 Gambier, 15 day notice, IRT Trailer and debris on rear patio
9/18- 861 DeFranceaux, follow up final warning from attorney, IRT patio deck panel.
9/19- Delinquent account repayment plan for 904 Penobscot, as Submitted by attorney.
9/30- Approve proceeding with District Court lawsuit ICO 1016 Passamaquoddy
10/2- Approve recommendation from V Barnes IRT remaining issues with deck panel at 1063 Keppel

Architectural Requests: 9/18- 8690 Scorton, architectural shingles, Owens Corning

Duration, "Sand Castle"- approved

9/25- 861 De Franceaux, deck rails to replace privacy panel-

All approved

10/8- 1046 Salem, replace fence and gate. Approved

10/14- 8624 Gambier, replace deck and fence. Approved.

- 7:16 Scorton- Poultry Situation, no news. Complaint filed with Health Dept. As of 9/16 they were to investigate.

- 7:18 Other/Community Discussion- Is there a budget increase expected? Yes.

- 7:23 Next meeting 11/18

Motion to adjourn made and seconded.