

# **Board of Directors Community Meeting Agenda Monday, July 15, 2024**

- 7:00 pm**      **Call to Order**
- 7:02**            **Approve minutes of former meeting – June 2024**
- Hearings – none at this time**
- 7:05**            **Common Area**
- **Update**
- 7:07**            **Committees**
- **Committee updates – committee representatives**
- 7:10**            **Architectural Requests (AR)**
- **Bulman – replace fence**
  - **Bulman – refurbish deck**
  - **Bulman – roof shingles**
  - **Convey – rebuild deck**
- 7:20**            **Concerns and Complaints**
- **DeFranceaux – deck divider**
  - **Cape Splitt (2) – overgrown foliage behind 1004-1006**
- Correspondence – none at this time**
- New Business – none at this time**
- 7:30**            **Old Business**
- **Items approved via email since last meeting**
- 7:32**            **Other Business/Community Discussion**
- **Next meeting date**
- 7:45 pm**      **Adjourn Monthly Meeting**
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**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](mailto: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.**

Association Manager Report  
July 15, 2024

- Attorney:

**Delinquent accounts forwarded for collection:**

6/18/24:

Tolle, 1079 Englishman

Cummings, 1016 Passamaquoddy

**Proceed with a District Court lawsuit:** none

**Rest on its lien:** none

**Signed and returned District Court lawsuit documents:** none

**Other:** none

- BGE: none
- Common ground:

**Jim's Yard & Handyman Service -**

6/17/24 – community clean-up

6/24/24 – cleaned up behind the storage lot, 2 loads to the dump

7/1/24 – community clean-up

**Arundel Tree Service –**

6/27/24 – miscellaneous tree work

**Bugout –**

6/26/24 – refilled bait stations, 36 were empty

**CS Lawn –**

7/10/24 – trimmed and cleaned up Hollies at the end of Cobscook

**Mahon Plumbing - none**

**PTG Enterprises - none**

**Bay Pile Driving –**

7/1/24 - began work to resurface fixed pier and replace rope on pilings, work was completed on 7/11/24.

- Correspondence of interest:



6/14/24 – Letter to H. Day, 1049 Bulman, IRT returned check.

6/17/24 – Letters and invoices mailed to 77 homeowners >\$116 but <\$279 delinquent.

7/2/24 – Letters and invoices mailed to 30 homeowners >\$280 but <\$400 delinquent.

- Items ordered: none
- Trash, recycling, yard waste, grass, miscellaneous: none
- Excessive grass and weeds reported to [aacounty.org](http://aacounty.org):
- Other items of interest:

6/14/24 – Reported to [aacounty.org](http://aacounty.org) - storm drain in front of 8639 Cobscook, full of debris. Request #16839595.

6/21/24 – Reported to [aacounty.org](http://aacounty.org) – street sign leaning 6/21/24 – Reported at the corner of EL Way and Marblehead Way, #16883774. Repair completed on 6/24/24.

7/2/24 – Reported to AAC roads, Eastern Div., sink hole on EL Way near Bulman Harbour.

**--Outgoing correspondence, door tag log, and towing log are available for review.**

**--Items approved/disapproved via email:**

7/9/24 – CS Lawn proposal to trim and clean-up Hollies at the end of Cobscook. All approved.

**--Architectural Request approved/disapproved via email:**

7/1/24 – 8614 Black Rock – architectural roof shingles, Certainteed Landmark, Burnt Sienna. All approved.

7/2/24 – 1056 Saybrook – architectural roof shingles, Owens Corning Duration, Estate Gray. All approved.