

STATE OF CONNECTICUT
HOUSE OF REPRESENTATIVES

AN ACT INCORPORATING THE SAYBROOK MANOR ASSOCIATION

Enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. All owners of cottages and dwellings or other real estate specifically located within the limits hereinafter specified in the locality known as Saybrook Manor in the town of Old Saybrook, are constituted a body politic and corporate by the name of The Saybrook Manor Association.

Sec. 2. The limits and territory of said association are defined and established as follows: Northerly, by Penfield property; easterly, by Middletown road; southerly, by Long Island Sound; and westerly, by Sea Lane and Indian Town; being land formerly known as the "Dennison Farm" and developed by Jas. Jay Smith Company, together with individually owned lots numbers 32, 33, 34 and 40 on the east side of Middletown road. The limits and territory of said association may be extended at any time so as to include any other land in the town of Old Saybrook adjacent to that above described, upon written application of the owner or owners of such other land, in an instrument describing the same and the terms of such proposed annexation, provided such application shall be accepted by a two-third's vote of the members present or represented at any annual or special meeting of said association. If such application shall be thus accepted, it shall be recorded on the records of said association and in the land records of the town of Old Saybrook, and thereupon such other land shall be incorporated within the limits and territory of said association and the owner or owners of such other land, while they are owners thereof, shall be a part of said body politic and corporate.

Sec. 3. All owners of a cottage or dwelling or other real estate within said limits, and all persons who shall, after this act shall take effect, own any cottage, dwelling or other real estate within said limits, shall be members of said The Saybrook Manor Association and shall be entitled to vote in any meeting of such members and shall be eligible to any office provided for in this charter.

Sec. 4. The first meeting of the members of said association shall be held during the month of May, 1933, at such time and place within the limits of said The Saybrook Manor Association as the committee hereinafter named shall designate in the warning of such meeting, for the purpose of electing a board of governors, who shall hold office until the next annual meeting and until others shall be chosen in their stead. Annual meetings shall be held during the month of May each year at such time and place within the limits of said association as said board of governors shall direct, and at such meeting a board of governors of nine members shall be elected to serve for one year from their election and until others shall be chosen in their stead.

Sec. 5. W. J. McKee, H. B. Smith, H. C. Brainard, W. J. Riley, G. Arndt, S. Tobias, E. Copeland, W. Groth, H. Wilson and A. W. Bullus, or a majority of them,

shall have power to warn the first meeting of the members of said association, which warning shall be written or printed and signed by a majority of said committee and three or more copies shall be posted in public places within the limits of said association. At least five days before such meeting, written notice thereof shall be mailed to each property owner of said proposed association in accordance with addresses of such property owners appearing on the records of the tax collector of the town of Old Saybrook. A member of such committee shall call such meeting to order. Such meeting shall choose a moderator and clerk and shall elect each member of the board of governors separately by ballot. All subsequent meetings, annual or special, shall be warned by the board of governors in the manner prescribed in rules or by-laws adopted by said association.

Sec. 6. Any vacancy in said board of governors may be filled by the majority of the remaining members for the remainder of the term.

Sec. 7. Said association shall have the power to make, alter and repeal by-laws, rules and regulations for its government, and the board of governors shall enforce the same in the name of the association. Said association shall have the power to hold, purchase, sell and convey such real and personal estate as the purposes of said association shall require; and it shall have the power to adopt such regulations as it may deem expedient respecting the removal of all garbage, filth, ashes and other refuse matter, within the limits of said association, employing one or more persons to handle the removal of the same under its authority, which person or persons shall be authorized to make entry upon any private property within said limits for the purpose of removing the same. Said association may employ one or more persons to act as special police and watchmen of the property within its limits, who shall be empowered to enter upon any of the private property within said limits whenever it shall be necessary for the protection of the same from fire, theft, loss or injury; and the police authorities of the town of Old Saybrook shall punish for the resistance to or obstruction of such special police while in the proper performance of their official duties, in the same manner as though they were duly constituted police officers of the town of Old Saybrook. Said association shall make all necessary rules and regulations for the care and protection of the open beach above high water mark within the limits hereinbefore described, not inconsistent with any right or rights therein heretofore acquired by any individuals.

Sec. 8. The board of governors shall prepare and submit to said association at each annual meeting a budget and recommend a tax for the purposes of and based on such budget, of not exceeding five mills on the dollar of the total value of real estate within the limits of said association as shown by the last completed grand list of the town of Old Saybrook, which budget and tax rate shall be posted on the signpost of said association not less than five days before such annual meeting. Said association, according to its best judgment of the best interests of all of the members of the association, shall have the power to decrease such budget and rate of taxation recommended by said board of governors, but in no case shall it have power to increase such budget and rate of taxation. The rate of taxation so recommended by said board of governors shall be final unless decreased by the association at such annual meeting. Said board shall appoint a tax collector to collect such taxes, and a rate book shall be made out and signed by the clerk of said board on or before the third Saturday of June each year, and

warrants may be issued for the collection of money due on such rate bills, pursuant to the provisions of section 1208 of the general statutes.

Sec. 9. Written notice of the rate of such tax and of the amount apportioned to each member of the association shall be sent by the tax collector on or before the following April fifteenth, and such tax shall be due and payable on the fifteenth of the following May, and, if such tax be not paid when due, it shall bear interest at the rate of nine per cent per annum from the date when it was so payable. The tax collector shall have all the powers of collectors of town taxes and shall pay over the taxes as soon as collected to the treasurer of the association. Each such tax, if not paid when due, shall be a lien upon the property upon which it shall be laid for one year from the time of the laying of such tax.

Sec. 10. Said association may collect all such taxes from the several owners of such properties by action at law in the name of said association, and any money due on any such tax shall be a lien upon the property of any such owner, which may be foreclosed in the same manner in which liens for taxes due the town of Old Saybrook are foreclosed. The board of governors may abate any tax if any taxable property shall be destroyed by fire or by the elements prior to the date when such tax was due, or, by a three-quarters vote of those present at any meeting, may abate the taxes assessed as aforesaid upon any such person or persons as are poor and indigent and unable to pay the same, causing a proper entry to be made on its records.

Sec. 11. Seven members of the association shall constitute a quorum for the transaction of business at any meeting of said association.

Sec. 12. Notice in writing of each meeting of the association, stating the purpose of the meeting, shall be given by the clerk by letter or card, postage paid, addressed to each member of the association and mailed at least five days before such meeting.

Sec. 13. Said board of governors shall, within said limits, examine into all nuisances and sources of filth injurious to the public health and cause to be removed all filth found within said limits which, in its judgment, may endanger the health of the inhabitants or render the occupation of any dwelling undesirable, and may notify all persons causing or maintaining any such nuisance to abate the same within such time as the board of governors shall order, and, if the same shall not be abated as ordered, said board may abate the same and recover the expense thereof from any person so causing or maintaining the same, by an action in the name of said association.

Sec. 14. Said association shall have the same powers and privileges regarding fires, sewers and health as towns.

Sec. 15. By-laws, rules and regulations of said association may be enacted, altered, amended or repealed at any meeting of the association, providing due notice of the same is properly given in the call for such meeting,

Sec. 16. Said board of governors shall elect from its members a chairman, a clerk and a treasurer. The chairman shall preside over all meetings of the board and the association and be the chief executive officer of the association. In

the absence of the chairman, the clerk or treasurer shall preside. The clerk shall sign all warnings, notices, orders and by-laws and shall keep a record of all doings of said association. The treasurer shall keep an account of all moneys received and paid out and shall report at each annual meeting.

Sec. 17. Said association shall have no jurisdiction of the limits herein described between high and low water mark except to abate nuisances, prevent the depositing of sewage or garbage and quell disturbances and breaches of the peace.
