

2015 ANNUAL MEETING OF THE SAYBROOK MANOR ASSOCIATION

MEETING MINUTES – SEPTEMBER 13, 2015

Board Members Present: Jeanne Boggs, Kathy Bennetto, Mike Jedziniak, Francine Kindl, Rich Marino, Roy McDougall, Dave Sachitella, and Cathy Branch-Stebbins.

Non-Board Members: Denny Duryea, Tax Collector, Nancy Wilson, Recording Secretary and 32 members of the Association.

Cathy Branch-Stebbins called the Saybrook Manor Association Annual meeting to order at 10:01 a.m. on September 13, 2015.

Jeanne Boggs opened the meeting thanking all of the board and many individuals (Fred Paladino, Marino Sisters, Sussman Family, Denny Duryea, Otis and Val Soule, Vic and Chris Schaivi, Dorrie Marino, Jackie Appleby, Nancy Gianni and everyone else she failed to mention) that took the time or donated goods and services to make 2015 Summer activities so enjoyable. If we are to have activities we do need volunteers.

The new members were introduced and welcomed, they are:

Ed & Sue Hayes of Hartford Ave

Wallis & Jason Leeds-Grant of Sea Lane

The meeting minutes from the September 7, 2014 Annual Saybrook Manor Association were read by Cathy Branch-Stebbins. Dorrie Marino made a motion to accept as read and it was seconded by Chris Schiavi. The vote was unanimous. No one opposed.

COMMITTEE REPORTS

Francine reported on the extensive repairs that were needed to the seawall.

CLUBHOUSE

Roy McDougall reported we had 12 rentals this year, more than previous years. Please contact Roy or Mike if you wish to rent the Clubhouse. Roy is looking for more volunteers for the Spring Clean-Up Day at the Clubhouse.

TAX COLLECTOR

Denny Duryea reported as of June 30, 2015 we have collected \$41,013.49 in taxes. There are approximately \$1,950.52 in delinquent taxes, and liens have been applied. Our collection rate has been at 90%. Denny will be turning 4 outstanding properties to an attorney for collection. It was agreed Jeanne would talk with the homeowners before taking any legal action.

PROFIT & LOSS

Kathy Bennetto read the Profit and Loss Statement. A question was raised on why we spent money on surveying the beach? It was explained the survey was for the beach on the east side of Middletown Avenue. The Saybrook Cove Association had replaced their sign and we needed to delineate where each Association commenced. Member raised a question about deficit spending being unusually high? The extensive wall expenses and the beach survey are not usual expenses. The air conditioning in the Clubhouse has been fixed under warranty.

AUDIT REPORT

Cathy Branch-Stebbins read the audit report. The report was prepared by Jackie Appleby.

OTHER BUSINESS

The noise from loud music coming from the Clubhouse was brought up by a member. Are there any regulations such as: No Fireworks, Amplified Music, (to a certain decibel). It was discussed what is more important, rental income or

resident's comfort? A lengthy discussion followed. Denny Duryea made a motion to table the issue and bring it to the Board of Governors. Dorrie Marino seconded, no one opposed.

Question was raised about the parking both seasonally and off season? Is there liability? We have coverage of 5 million. Off season it is rented to boat owners that must provide us with their certificate of insurance. The parking lot is rented off season and used for overflow parking for a fee during the summer months unless the Clubhouse is in use. You need to check with Roy or Mike.

New Town and State Ordinances on Fire Pits. You do need a permit from the Town and the Fire Marshall needs to check to see if it has been installed correctly.

Barking Dogs – try speaking to the owner first, please don't call a board member. If you cannot resolve the issue call the police or the dog warden. Please no dogs on the beach or in the swim areas. If you see something, say something!

The proposed budget was discussed with emphasis on the new septic system. Jeanne to look into the option of paying off the cost of the system vs. taking the loan and avoiding the interest. Motion to approve budget was made by Chris Schiavi and Bill Westcott seconded. No one opposed.

The beach passes do not need to be renewed each year. The passes are helping us to police the beaches. You do **NEED a new SMA sticker for your watercraft** each year. There was a question about a lock on the boat launch. There is no lock on the boat launch at this time.

It was asked 3 times if there were any nominations from the floor to fill the 3-Board of Governors positions open. There were no nominations from the floor.

Dorrie Marino made a motion to reinstate the present 3 members to the Board of Governors. Denny seconded. No one opposed.

Our garbage collection with Allwaste ends for the season on September 28th. Anyone wishing to extend their garbage pickup may make arrangements with Allwaste for \$20/month. We still have 2 more years on the contract.

Discussion on scanning the By-Laws will be taken up at the next Board of Governors meeting.

Pat Walker of Middletown Ave complimented the Board for a wonderful 2015 Summer Season.

With no further business, Jeanne made a motion to adjourn, Dan Stebbins and Pat Walker seconded. Meeting was adjourned at 11:16 a.m.

Respectfully submitted,



Nancy Wilson, SMA Clerk

November 2015

Board of Governors Meeting

Saybrook Manor Association

October 4, 2015

Present: Jeanne Boggs, Mike Jedziniak, Francine Kindl, Rich Marino, Roy McDougall, Dave Sachitella, Cathy Branch-Stebbins and Nancy Wilson.

Absent: Kathy Bennetto

Jeanne opened the October meeting at 10:15 a.m. at the Clubhouse.

Nancy Wilson read the minutes from the September 13, 2015 Board of Governors meeting. Minutes were accepted as read.

Francine reported that the beaches have been readied for winter. One bench has been left at the end of Middletown and Hartford Avenues for members. The buoys, ropes and additional benches have been removed and stored.

The clubhouse will be cleaned out today and water and electric service to be shut-off. Kathy Bennetto will contact Eversource to disconnect the meter so there will be no service charge. The Association will still pay for the streetlight.

Rich Marino brought up the subject of our present name. What happened to the word "beach"? Can it be changed? Cathy Branch-Stebbins volunteered to look into the legalities of changing the name if we proceed.

Dave Sachitella brought up an idea of having more Saybrook Manor signs placed in our area. The Saybrook Manor sign at the Clubhouse was done by a previous board member. We may be able to contact to see if the template is still available.

Cathy Branch-Stebbins made the comment that we have too many logo's between our hats, t-shirts, key fobs etc. There should be more uniformity. The board voted 7 in favor and 1 opposed to have Cathy procure an estimate only from a graphic artist for a template. The estimate should not exceed \$100.00. At this time, it was agreed that we will not be changing all the logos until our current supply is depleted.

Jeanne reminded all the Board Members of the mandatory meetings: April, August, September and October.

With no further business, the meeting was adjourned at 11:05 a.m. Our next board meeting will take place on Sunday, April 3, 2016 at 10:00 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nancy Wilson", with a long horizontal flourish extending to the right.

Nancy Wilson, SMA Clerk

February, 2016

Saybrook Manor Association
Board of Governors' Meeting
April 3, 2016

Present: Jeanne Boggs, Kathy Bennetto, Francine Kindl, Rich Marino, Roy McDougall, Dave Sacchitella,
Cathy Branch-Stebbins & Nancy Wilson

Absent: Mike Jedziniak

Jeanne opened the meeting at 11:10 a.m. Nancy read the minutes of the last BOG meeting held on October 13, 2015. Rich Marino made a motion to accept and Kathy Bennetto seconded. All of the board voted in favor of the minutes as read.

TREASURER'S REPORT

Kathy Bennetto reported that our checkbook balance was \$24,069.27. The boat ramp and pits along the wall on Hartford Ave were recently replaced for \$9000. Cathy Branch Stebbins made a motion to accept Treasurer's Report as read and Dave Sachitella seconded.

BEACH

Francine Kindl spoke to our same contractors (Jay Landscaping and Mark Zanardi) about the contract for the beach this year. Our sand will be brought in by Ed's Garage whom we have used for many years and is the only sand that is DEEP approved. Jeanne and Francine to speak with the Town or a contractor about the sand wash out that occurs on Middletown Ave. We will need to contact Otis Soule to have him check all of our stairs and repair any if needed. Otis has already ordered more treads for the stairs. Denny has two more benches to refurbish – we will have him complete at least one this season. Francine will have the docks checked on both avenues to see if there are any boards missing or need to be replaced. Roy McDougall volunteered to replace the bulletin board at the end of Middletown Avenue.

The idea of changing the name to "Saybrook Manor Beach" was discussed and explained to do so would be a very costly procedure at this time. A vote was taken to abandon the idea of changing the name - 7 in favor and 1 opposed.

After a very lengthy discussion over the Saybrook Manor sign, letterhead, hats, t-shirts, etc. being a lighthouse vs. a sailboat logo, the board agreed to have a graphic artist make up both. The board will take another look when we receive the samples.

CLUBHOUSE

A new contract was presented by Cathy Branch-Stebbins for the Clubhouse. It was discussed, suggestions and changes were made. Roy McDougall is the Clubhouse Chairman and he will work out the contract. It was voted to leave the rental at \$100.00 for Clubhouse, with a \$50 security deposit, and

\$50.00 for parking only. Roy and Mike to turn on water at Clubhouse in late April. Need to contact contractor who originally installed railing, fencing and gate at Clubhouse for repairs.

Jeanne contacted Angus McDonald – the original surveyor to give us an estimate for installing stakes/monuments on the wall beach side to delineate our property from the waterfront properties. There would be approximately 6 stakes that will be buried 3 feet down and 2 feet above the sand. Angus McDonald quoted \$1500-2000 for project. Jeanne to send a letter of the project to the waterfront property owners.

The last item on the Agenda was the “Spring Letter” and setting up all of our activities.

CLEAN UP DAY AT THE CLUBHOUSE WILL BE ON SUNDAY, JUNE 5, 2016 @ 10:00A.M.

July 2 Movie Night at dusk

July 4 Parade & Hot Dogs 10:30 a.m.

July 9 Bingo 7:00-9:00 p.m.

July 17th Breakfast 9:00-11:00 a.m.

July 29th Movie Night in Clubhouse

Aug. 6 Pasta Night – 5:30 p.m. Cocktails

Aug. 13 Continental Breakfast on beach 9:00-11:00a.m. & Game Night 7:00-9:00 p.m.

Jeanne made a motion to adjourn and Francine Kindl seconded. Meeting was adjourned at 1:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy Wilson". The signature is fluid and extends to the right.

Nancy Wilson, SMA Clerk

4/10/2016

SAYBROOK MANOR ASSOCIATION

MEETING MINUTES – ANNUAL MEETING – 9/11/ 2016

BOARD MEMBERS PRESENT: Jeanne Boggs, Kathleen Bennetto, Mike Jedziniak, Francine Kindl, Rich Marino, Roy McDougall, Dave Sacchitella, Nancy Wilson and Denny Duryea as our Tax Collector.

BOARD MEMBER ABSENT: Cathy Branch-Stebbins

There were 24 members of the association present.

Nancy Wilson called the Saybrook Manor Association Annual Meeting to order at 10:02 a.m. on September 11, 2016.

Our Chairman, Jeanne Boggs had the assembly stand in honor of 9/11/2001 and recite the “Pledge of Allegiance”.

The association welcomed Jean DeVito, Kim Hazlett and Bob Waldron as new members of Saybrook Manor.

Nancy Wilson read the “Minutes from the 2015 Annual Meeting”. Denny Duryea made a motion to accept the minutes as read, Dorie Marino seconded. A vote was taken and it was unanimous.

COMMITTEE REPORTS

BEACH

Francine Kindl reported expenses for the beaches was over our budget by \$12,000 . The expenses were extensive this year because of repairing the sea wall and boat ramp. This will be an ongoing expense as the wall and boat ramp erode each year.

CLUBHOUSE

Roy McDougall reported the Clubhouse and parking area was rented on many occasions. The rentals amounted to \$950.

Roy has revised the contract to include the statement: "The Saybrook Manor property owner listed on the agreement must provide a *"Certificate of Insurance"* for liability of \$300,000".

TREASURER REPORT

Kathy Bennetto went over the "Profit & Loss" Statement. This will be the last year of our contract with Allwaste.

TAX COLLECTOR

Denny reported taxes collected for 2015 amounted to \$41,262.90. Delinquent taxes of \$1823.69, interest of \$892.22, liens paid \$168.00. Total paid taxes of \$44,146.81.

BUDGET

Jeanne went over the budget line by line. Denny made a motion to reduce the garbage expense by \$2000. (\$15,000 to \$13,000) Don Uriccho made a motion to accept the budget with changes and Kevin Hecht seconded. A vote was taken, the association voted in favor of the budget with changes. No one opposed. Budget passed.

BOARD OF GOVERNOR'S MEETING
SAYBROOK MANOR ASSOCIATION
APRIL 2, 2017

BOG PRESENT: Jean Boggs, Kathy Bennetto, Sue Hayes, Francine Kindl, Roy McDougall, Rich Marino and Nancy Wilson.

BOG ABSENT: Denny Duryea, Dave Sacchitella

Our chairman, Jean Boggs opened the meeting at 10:35 a.m.

This meeting was the discussion of possible events, garbage pick-up, etc

The Board discussed:

- Garbage pick-up to begin May 22 until September 25.
- Francine will contact Jay Landscaping in regards to the beach.
- Zanardi will be cleaning the beaches again this year.
- Denny will be fixing the last two beach benches.
- The Clubhouse is in need of new blinds and to upgrade the electrical system.

EVENTS WERE DISCUSSED NEXT:

- There will be 2 bingos, the callers will be Jackie Appleby and Bev Pasioka.
- Our Big breakfast will take place on Sunday July 23, 2017.
- Spaghetti Night will be August 12, Dorie needs clubhouse kitchen 8/9-8/12.
- Kim Hecht has offered to host a Craft Day at the Clubhouse.
- Roy will check with Geoff Wilson to see if he is still interested in running movie night.

THE CLEAN-UP DAY FOR THE CLUBHOUSE WILL BE ON
SATURDAY, MAY 20, 2017, RAIN DATE SUNDAY, MAY 21, 2017.

Jean announced before closing the meeting that she would like to have all of the BOG attend a short meeting on Tuesday, June 27th at the Clubhouse for a discussion of assigning jobs for 4th of July. She would also like to talk about the Big Breakfast if there is time.

The meeting adjourned at 11:30 a.m.

Respectfully submitted,

Nancy Wilson, SMA Clerk
4/30/2017

SAYBROOK MANOR ASSOCIATION
ANNUAL MEETING MINUTES
9/10/2017

Present: Jeanne Boggs, Kathy Bennetto, Denny Duryea, Sue Hayes, Francine Kindl, Rich Marino, Roy McDougall, Dave Sacchitella, Nancy Wilson and 36 members of the Association.

Nancy Wilson called the meeting to order at 10:03 a.m.

Jeanne Boggs opened the meeting by welcoming new members Justin & Wendy McGale and Bill Walker to our Association.

Jeanne thanked all who contributed to make the 2016 summer season more enjoyable:

Kim Hecht for the barrels full of flowers at end of Hartford & Middletown Ave and also for hosting craft day.

Jackie Appleby & Bev Pasioka hosted bingo nights which were enjoyed by many.

Dorie Marino for all the posters for our Association activities. Of course, we could not forget her fabulous pasta night – that we look forward to each year.

Freddie Paladino for his famous Crab sauce.

Jeff & Carol Wilson for hosting movie night.

Nancy read the minutes from the 2016 Association Meeting. Dorie Marino made a motion to accept the minutes as read. Donna Finocchiaro seconded. *Finocchiaro* *Finocchiaro*

Roy McDougall reported we had some electrical upgrades to the clubhouse. He also thanked all the association members who came out on clean up day in May. This effort really helps to defray our maintenance costs. Next year he hopes to have a few more members participate.

Francine Kindl reported that the beach budget was over spent. The wall has taken a beating over the year and we have had our contractor, Mike Evangelisti come and make repairs. This will be an ongoing project. The wall is shifting and cracking. There are a couple of benches that still need extensive repair. We hope to have this done by early Spring.

Denny Duryea reported on the taxes. He had collected \$42, 271.28 with a yielded rate of 97% for the year.

Kathy Bennetto went over the Profit & Loss Statement.

NEW BUSINESS

The Board of Governors have decided to offer boat storage for Association Members on the Clubhouse grounds over the winter months. There are a number of regulations & rules that need to be adhered to. There will be a

signed agreement between the association owner and Saybrook Manor. Details and the amount per foot have not been firmed up yet.

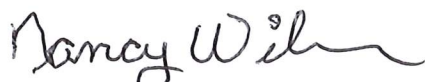
Charlotte O'Donnell mentioned that the buoys really need replacing.

A committee of three was established to look into the cracking and undermining of the beach wall. They will report at our annual meeting in 2018.

We have decided to start a contingency fund (savings account) for Emergency purposes.

With no further business to discuss, Dorie Marino made a motion to adjourn and Don Urriccho seconded. The meeting was adjourned at 11:10 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy Wilson". The signature is written in dark ink and is positioned above the printed name.

Nancy Wilson, SMA Clerk

10/1/2017

SAYBROOK MANOR ASSOCIATION

ANNUAL MEETING MINUTES – 9/9/2018

PRESENT: Jeanne Boggs, Kathy Bennetto, Sue Hayes, Francine Kindl, Rich Marino, Roy McDougall, Dave Sacchitella, and Nancy Wilson.

ABSENT: Denny Duryea

There were 22 members of our association present including the Board of Governors.

The Saybrook Manor Annual Meeting was held on Sunday September 9, 2018. Nancy Wilson called the meeting to order at 10:00 a.m. Nancy informed the attendees that we would be using a tape recorder to try and capture all of the comments and questions.

The meeting was turned over to our Chairperson, Jeanne Boggs. We all stood and recited the "Pledge of Allegiance" and Jeanne welcomed all to our meeting.

Nancy Wilson read the 2017 Annual Meeting Minutes. Lori McDougal made a correction 2016 to 2017 Minutes. It was noted. Dorie Marino made a motion to accept the minutes and Lori McDougall seconded.

The following reports were presented:

Kathy Bennetto read the Profit & Loss Statement. Also a contingency fund was opened for emergency purposes. i.e. Wall - storm damage, etc.

Nancy Wilson read the Audit Report prepared by Jackie Appleby.

Francine Kindl reported on the beach. 2 more benches & stair treads were replaced.

Roy McDougall reported on the Clubhouse Rentals. 3- Parking Lot rentals, 2- Events and 1 – Boat storage for the past winter.

Dave Sachitella filled in for Denny Duryea and reported on the taxes. \$41,029.55 was collected with a 95% collection rate.

Budget proposal was gone over. No questions or changes were made. Unanimous vote carried on the budget.

Jeanne Boggs had all the new members of the association stand and introduce themselves. Steve Kolodziejyk of 46 Hartford Avenue, Jason Cataldo of 81 Hartford Avenue, Peter & DeeAnn Wierzbowski of 80 Sea Lane and Dave Pettinicchi of 40 Hartford Avenue.

UNFINISHED BUSINESS

Bob Fitch spoke on the wall project. He was not sure what the scope of the work would be to replace or just shore up what is there. After extensive conversations, it was decided to talk with a lawyer and engineer to come up with a plan on how to approach this project. Jeanne is going to try to contact some

other beach associations to see if any have had to replace/redo their seawalls and how it they accomplished the project.

NEW BUSINESS FROM THE FLOOR

The nominating committee reported that they had no new nominations for the Board of Governors. It was asked "3" times if anyone was interested in being on the board or had a nomination. There were no responses from the floor. Denny Duryea, Sue Hayes and Rich Marino will serve for another 3 years.

Members of the association asked again about having security at the beach. No one wants to approach their neighbor to ask them to move their belongings. The Board decided that we would discuss this further at our next meeting.

Jeanne was very sorry to have to announce that after 85 years, the Association members are not being courteous towards others. Not following the rules, etc.

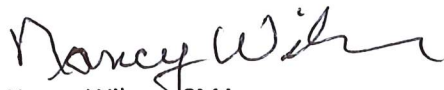
A motion and approval to add this rule to our Spring Newsletter Rules:

"Anything left on the beach after dusk will be removed and discarded."

On another note, we need more volunteers to come on the board and we need new fresh ideas for activities.

Don Uricchio made a motion to adjourn and Dorie Marino seconded, the meeting was adjourned at 11:28 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nancy Wilson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Nancy Wilson, SMA

Recording Clerk – 10/2018

SMA BOARD OF GOVERNORS MEETING MINUTES – 10/7/2018

PRESENT: Jeanne Boggs, Kathy Bennetto, Francine Kindl, Denny Duryea and Nancy Wilson

ABSENT: Rich Marino, Roy McDougall, & Dave Sacchitella

The meeting was opened at 10:09 a.m. by Jeanne Boggs.

Jeanne addressed the wall situation first. Bob Fitch will be the Project Coordinator. Chulli Construction was the actual contractor of the original wall. This company is no longer in business.

The Board discussed security at the beaches. It was brought up that the local Police Dept should be called if there are any problems or concerns.

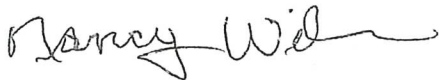
Swim Buoys need Permit numbers that we already have. We are to use polyethylene rope, and use the anchors, no chains.

Tiles in clubhouse ceiling and the leak in the roof over our storage shed needs to be addressed in the Spring.

Denny made a motion to adjourn and Kathy seconded at 11:05a.m.

Our next scheduled meeting will be on Sunday April 7, 2019 at 10:00a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nancy Wilson", written in black ink.

Nancy Wilson SMA Recording Clerk

November 2018

**SAYBROOK MANOR ASSOCIATION
BOARD OF GOVERNORS – MEETING MINUTES
AUGUST 14, 2019**

ATTENDEES: Jean Boggs, Kathy Bennetto, Denny Duryea, Francine Kindl, Rich Marino, Roy McDougall & Nancy Wilson

ABSENT: Sue Hayes & Dave Sacchitella

Jean opened the meeting at 6:35p.m.

Purpose of this meeting was to prepare the budget for the 2020-2021 year. In order to support the proposed budget of \$45,900, the mill rate of 1.31 will depend on the grand list from 2018. If the Grand List changes for 2019 the mill rate will need to be increased to 1.397. All BOG present unanimously voted on budget.

Jean mentioned two members of the association considering joining the Board. At this time, they would like to shadow the BOG with no voting rights. Jeff Brodersen and Dave D'eanna.

There are three BOG up for re-election: Roy McDougall, Dave Sacchitella and Nancy Wilson. The nominating committee is: Jean Boggs, Kathy Bennetto and Francine Kindl.

All Waste is reminding us of grass clipping and building materials being thrown into the garbage cans. The garbage cans are for household trash only.

Rick Pinder (Co. that repaired our wall) is going to be working with the CT Coastal people to determine if our beachfronts have changed with the storms. Jean is planning on working with him.

Roy made a motion to adjourn and Francine seconded. All were in favor. The meeting was closed at 8:25 p.m. Our next BOG meeting will be held after the annual meeting on Sunday, September 8, 2019.

Respectfully submitted,



Nancy Wilson, SMA Clerk

SAYBROOK MANOR ASSOCIATION - ANNUAL MEETING

MEETING MINTUES - SEPTEMBER 8, 2019

PRESENT: Jean Boggs, Kathy Bennetto, Denny Duryea, Francine Kindl, Sue Hayes, Rich Marino, Dave Sacchitella and Nancy Wilson.

ABSENT: Roy McDougall

Jean Boggs opened and welcomed all the SMA members to the meeting at 10:00 a.m.

All of the SMA members stood and recited the Pledge of Allegiance.

Jean thanked many members of the association for taking part in the activities and the time spent to keep things moving smoothly this past season.

Nancy read the 2018 SMA Meeting Minutes. Dorie made a motion to accept and Rich seconded. All were in favor.

Francine gave the report on the beach. Maintenance was much higher this year due to much needed sand, new buoys and extensive repairs to our wall. A discussion followed that consisted of a complaint about the Hartford Ave beach not being properly cleaned. This was the first time Francine or the board was made aware of same and will visit that in the Spring.

Kathy read Roy's report on the Clubhouse. All of the damaged ceiling tiles were replaced. We had 4 rentals and usage of the parking facilities for a total of \$850.

Denny informed us that he has collected \$40,917.35, \$991 in interest and \$120 in lien fees for a total of \$43,499.51. Denny explained how the taxes are determined and when a lien is filed against a property.

Kathy went over the Profit & Loss Statement line by line. Explaining all of our expenses with the wall project, we over spent by \$2,010.87.

Rosario asked why we, separate our garbage when Allwaste dumps both cans into the same bin. Jean answered that there are two bins on the truck and they do go into separate bins.

Lisa inquired if it is possible to get another garbage barrel in addition to the two barrels allowed at each property. You may request another barrel but it will be at your own expense.

Cindy asked how much was left in the contingency budget? Kathy replied \$1.00.

Bob was very impressed with the contractor that repaired the wall and stated the price was a fair one.

Jean went over what the contractor work entailed. Contractor will be onsite next spring to inspect and fix any minor problems that have occurred at no extra charge.

Nancy read the proposed budget for 2020. Our tax base does not support the proposed budget. Justin made a motion to raise the mill rate from 1.3 to 1.5 to cover any additional expenses. Denny advised the members that in order to support the Proposed Budget of \$45,900. The Mill Rate will need to be increased from 1.31 to 1.397 providing the Grand List for 2019 stays the same as 2018. After considerable discussions a vote was taken by a show of hands to not raise the mill rate. The vote was 11 yes and 9 no. Denny made a motion to accept the budget as read and Bob seconded.

A few members voiced changing the date of the Annual Meeting. It was stated that it is in the By-Laws and we would have to have a call a special meeting for that purpose.

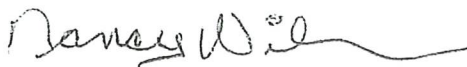
The Nominating Committee presented 2 candidates to the Board and members. They were Jeff Brodersen and Kerry Jockers. Jean asked three times as required if there were any others that wish to serve on the board. Jason Cataldo was nominated.

Paper ballots were passed out and Jeff Brodersen, Jason Cataldo, Kerry Jockers were added to the ballots along with Dave Sacchitella and Nancy Wilson. A count was tallied and the new Board of Governors for the next 3 years will be Jeff Broderson, Dave Sacchitella, and Nancy Wilson.

We will retain Jason Cataldo and Kerry Jockers as alternates and they will be able to sit in our BOG meetings. They have no voting rights.

Francine made a motion to adjourn the meeting and Bob seconded at 12:00 Noon.

Respectfully submitted,



Nancy Wilson, SMA Clerk 10/6/2019

SAYBROOK MANOR ASSOCIATION
BOARD OF GOVERNOR'S MEETING
OCTOBER 6, 2019

PRESENT: Jean Boggs, Kathy Bennetto, Jeff Brodersen, Denny Duryea, Francine Kindl, Rich Marino, Jason Cataldo, and Nancy Wilson.

ABSENT: Sue Hayes, Keri Jockers, and Dave Sacchitella

The meeting was opened at 10 a.m. by Jean Boggs.

Nancy read the BOG minutes from the September 8, 2019 meeting. There were no corrections or additions. It was accepted and approved.

Jeff inquired about the safety issue of an old pier at the end of the dock on Hartford Ave. He will be addressing this issue shortly.

Denny asked why we were keeping the water heater on in the Clubhouse when it is not in use. It was decided to shut-off water heater after each event and to leave the refrigerator on.

Kathy mentioned that we have \$19,489.68 in the bank. We will be adding to the contingency fund in the Spring in the amount of \$7000.

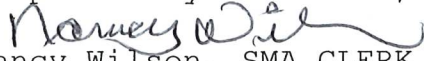
Jean informed that AllWaste customers under the SMA contract will pay \$22. monthly for off season pickups.

Francine has contacted Jay Landscaping to remove benches, buoys and floats.

Denny made a motion to close the meeting and Francine seconded at 10:35 a.m. The meeting was adjourned.

Our first 2020 meeting will be held on Sunday, April 5th at 10:00 a.m. Location to be determined.

Respectfully submitted,


Nancy Wilson, SMA CLERK
10/06/2019

SAYBROOK MANOR ASSOCIATION

BOG - SPECIAL MTG - MAY 31, 2020

PRESENT: Jean Boggs, Kathy Bennetto, Jeff Brodersen, Denny Duryea, Francine Kindl, Rich Marino, Dave Sachitella and Nancy Wilson

ABSENT: Sue Hayes

Jean opened the meeting at 10:00 a.m. Jean then turned the meeting over to Denny.

Denny informed us that the mill rate would have to be increased to 1.397 to support our budget of \$45,906. The tax bills will be going out in the next few weeks. There are also 15 members who are delinquent on their taxes. Liens have been placed.

Jeff reported that the Clubhouse lawns will be mowed every two weeks. The Spring clean-up/power washing of the Clubhouse to be done next Spring.

Francine received the bill from Jay Landscaping and it needs to be broken down for the work done for Hechts and Gionfriddos.

Jeff and Rosario Savastra will approach Gionfriddos to inquire about a small section to allow for passage for beaches.

Jeff (Jay Landscaping) has been reminded to fix fence at Clubhouse.

The Harbormaster should be called when jet skis, etc. are left in swim area or beach.

The buoys are going to be installed by Jay Landscaping, this company has the water insurance needed to protect our interests.

A sign needs to be made and posted near Hechts property that states "ID's are required to use this beach".

The meeting was adjourned at 11:15 am.

Respectfully submitted,



Nancy Wilson, SMA Clerk 6/5/2020

SAYBROOK MANOR ASSOCIATION

BOARD OF GOVERNORS MTG

JUNE 28, 2020

PRESENT: Jean Boggs, Kathy Bennetto, Jeff Brodersen, Denny Duryea, Francine Kindl, Rich Marino, Dave Sacchitella and Nancy Wilson.

ABSENT: Sue Hayes

GUESTS: Kevin Hecht, Rosario Savastra

Jean opened the meeting at 9:00 a.m. She introduced Rosario to the BOG.

Rosario presented what he had researched & found about Gionfriddo's wall on Hartford Avenue. He found no permit was taken out that was available. Rosario feels the wall is on Association property.

A discussion followed by the Board and Kevin will look into the court case. Court case allows wall to be there. Marine law line to medium high tide line. Plan a study on information and approach family.

Rosario suggests talking to Sue Bailey with DEEP @ (860)424-3625. At this time Rosario & Kevin were thanked for their information and left the meeting.

Francine asked Jean for a copy of the bill from Jay Landscaping from the work done at Hechts and Gionfriddo's. At this time, Jean does not know where the bill is. Hecht had sand piled from winter (\$300.) and Gionfriddo (\$150.) for the sand. We do not need sand this year for the beaches on Hartford Avenue. It was suggested to have the bills separate for Hecht and Gionfriddo but unfortunately it was all on one bill.

Suggestion of no charge to Hecht's since we received sand and he was at meeting today with legal advice.

Our Insurance policy has been renewed for \$1,000,000 with a 2-Million umbrella.

Up for re-election is Jean, Kathy and Francine. The nominating committee is Nancy, Jeff and Dave.

Jean asks Sue and Dave to stepdown and suggests Keri, Dave Danna or Rosario. Dave replied he is more than willing to step aside if someone would take the position.

Jean announces that she is not seeking reelection. Jean suggests that Jeff to take on Chairman's position and Dave Danna to fulfill Sue's term. Denny suggest Jean to resign. Jean resigns as Chairman. Denny nominates Jeff and Francine seconded all board members voted unanimously for Jeff to fill Jean's remaining term. Jean to stay on board for one year. Nancy asks Jean to stay for Budget and Annual Meeting. Francine asks Dave Sacchitella to remain on board, he agrees. Francine and Kathy also question Jean as to resigning as well.

Dave and Denny agreed to assist Jeff with the clubhouse duties now that he is Chairman.

Jeff informs us of 2 rentals for parking at the Clubhouse. George Hill July 4th (and he is willing to split if anyone else wants to rent). Jason Cataldo on July 18th.

With Jean resigning insurance papers, bank, electric, town information, etc. need to be changed.

Jean has tried on numerous occasions to contact our contractor for the wall (Rick Pinder) with no return calls. Bev has patched 3 sections of her wall. We need to inspect the corner on Middletown Ave side to make sure it is not sinking.

All in all, it was a very confusing meeting. Meeting was adjourned at 10:08 a.m.

Respectfully submitted,



Nancy Wilson, SMA Clerk - 7/1/2020

BOARD OF GOVERNORS MEETING - JULY 5, 2020

PRESENT: Jean Boggs, Kathy Bennetto, Jeff Brodersen, Denny Duryea, Francine Kindl, Rich Marino, Dave Sacchitella, and Nancy Wilson.

ABSENT: Sue Hayes

The meeting was opened at 9:30 a.m. by Jean Boggs. Jean asked Nancy if the minutes of the previous meeting on 6/28/20 were available to be read. Nancy responded that she did not have them with her. Jean announced that Sue Hayes has resigned. Jeff asked to keep position open. Denny commented to keep continuity of 3 members over 3 years. Three members going off and 3 members going on. Denny says he feels there is a coup to get members on the board - wants to avoid a situation.

Jean motioned to fill Sue's position. Denny, point of order, Jean still President till September? Francine comments that Jean stay on to help make transfer to Jeff. Jean again motions to fill appoint position. Francine and Nancy seconded. Dave motions to give Jean the ability to appoint whomever. Jean states her choice is Dave Deanna. Francine nominates Rosario as a possible choice. Rosario has followed through on the research of the wall and has been doing an excellent job at beach patrol without being asked. Nancy Seconded. Jean is in favor of Dave Deanna because he wanted to be on board last year but withdrew because he was moving. Jean inquires if Rosario has been asked, Nancy confirms that Rosario said yes to be put on ballot. Francine confirms Rosario has said yes to be nominated for the board. Jeff says Justin and Jay have also said yes to be nominated. Denny suggested narrowing it down to 3 candidates, Rosario, Dave, and Keri. Jeanne asks the board for a raise of hands for Rosario and he was appointed to replace Sue Hayes by the majority for the remainder 2-year term.

A discussion occurred on determining whether we should send out ballots now with a returned stamped envelope. Denny mentions that it is going to be complicated to have the election by paper ballot. We should have annual meeting to facilitate vote, use clubhouse - open windows and everyone must wear masks.

Jean asks Nancy to send the call of the meeting letter after the budget is prepared. Budget meeting should be scheduled for August 2nd or 9th. Denny comments no later than August 9th. It was decided to have the budget meeting on August 2, 2020.

The end of July we should have all nominations. The budget meeting is set for august 2nd at 9:30 a.m. at the Clubhouse.

Jeff checks with Denny on positions open. Kathy asked Jeff why he is questioning the By-Laws discuss the By-Laws.

Francine mentions a full board is needed at budget meeting.

Jean talks about virtual meetings as the world is changing and the board may have to adapt. Are these meetings legal? Jeff mentions Zoom is \$15.00 a month and internet is needed. Nancy questions as Clerk how to do her minutes. Jeff remarks zoom records on site.

Jean motioned to adjourn at 10:00 a.m. Francine seconded.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nancy Wilson", with a long, sweeping horizontal line extending to the right.

Nancy Wilson SMA Clerk
July 10, 2020

**SAYBROOK MANOR ASSOCIATION
BOARD OF GOVERNORS
SPECIAL MEETING - 8/20/20**

Present: Jean Boggs, Kathy Bennetto, Jeff Brodersen, Denny Duryea, Francine Kindl, Rich Marino, Dave Sacchitella and Nancy Wilson.

Absent: Rosario Savastra

Jeff opened the Meeting at 7:00 p.m.

The meeting was convened because of the COVID 19 situation for the Annual Meeting of September 13, 2020.

Jeff informed the board that he is aware that there are COVID cases on both Hartford and Middletown Avenues. Jeff assured the board that these cases are following the quarantine protocol. He also explained that COVID is everywhere.

The discussion proceeded on where to have the Annual Meeting? In the Clubhouse or in the Yard?

Jeff felt Clubhouse can be set up according to the 6ft guidelines. He was open to all suggestions.

Francine commented the lawn would be appropriate. Members to bring chairs.

Jean commented to use the lawn and the board to sit on deck. We really need to have this annual meeting behind us.

Dave strongly urged we follow the letter we sent out to the members and use the Clubhouse unless something should come along.

Nancy states that she has talked with the Health Department. They are advising we have a virtual/zoom meeting as most of the Associations have done already.

Kathy advised the Board if we use the Clubhouse lawn, we need to post that change in our neighborhood. Also the bullhorn is available to Jeff or his designee to convey to the SMA Neighborhood the change.

It was the concensus of most of the board to have the meeting in the Clubhouse. Please note: Nancy Wilson did not agree.

The Board has decided to take these precautions:

Dave offered to procure a thermometer & plastic shield for check-in person.

Denny also offered his services for any protective measures needed.

Jean offered to be the check-in person for Nancy. Nancy was pleased and thanked her very much. Denny will supply new list of owners/members for Jean.

COVID sign at beach to be brought up to Clubhouse and put at the entrance. Temperatures will be checked as part of the check-in process. Masks must be worn and only a total of 40 members will be allowed in the Clubhouse.

Nancy inquired of Dave and Jeff (Nominating Committee) if we have all of the candidates at this time. The ballot will be made up with all of their names and room left blank for nominations from the floor.

As of now, the ballot reads: Kathy Bennetto, Jay Cataldo, Dave Danna, Keri Nigrelli-Jockers, Jeff Roy, Karyl Shaughnessy, and Charlie Vola.

With nothing further to discuss, the board adjourned at 7:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nancy Wilson", with a long horizontal flourish extending to the right.

Nancy Wilson - SMA Clerk
8/20/2020

SAYBROOK MANOR ASSOCIATION

BOARD OF GOVERNORS MEETING

SEPTEMBER 13, 2020

Present: Kathy Bennetto, Jeff Broderson, Dave D'anna, Denny Duryea, Keri Jockers, Rich Marino, Dave Sacchitella, Rosario Savastra and Nancy Wilson

Jeff opened the BOG meeting at 11:15 a.m. The first order of business was to welcome the new board members: Dave D'anna and Keri Jockers.

The Board of Governors slots were determined:

Jeff Broderson	Chairman
Kathy Bennetto	Treasurer
Keri Jockers	Clerk

Rosario volunteered to take over the duties of the beach and Dave D'anna will handle all Clubhouse duties.

Jeff spoke about Covid 19 and hopefully we will be in a better place next season. Talked about events for next year. Would like to see a sense of community within SMA.

With no further business, the meeting was adjourned at noon.

Our last meeting of the year will be Sunday, October 4, 2020 at 10:00 a.m. in the Clubhouse.

Respectfully submitted,



Nancy Wilson, Clerk SMA