

**Mariner's Cove Community Association (MCCA)  
Monthly Meeting Minutes**

Wednesday July 22, 2020 at 7:00 pm  
Conference Call (via Zoom)

**Call to Order at 7:02 pm**

**Roll Call**

Michelle Baker, President  
Jim Lamb, Treasurer  
Margie Freeman, Member at Large  
Chris Bentley, Secretary  
Amy Hellman Breunig, Member at Large  
Dana Olson, Member at Large  
Jenny Lanes Smith, Member at Large

Homeowners attending via Teleconference

Steve Bermeir 216 Windjammer  
Gary Beggan  
Kim Eble  
Mike Krupica  
Isabel Krupica  
Cheryl  
John Santo, 7 Portside CT

**Approval of Meeting Minutes (June Annual 2020 meeting)**

The meeting minutes were emailed to the committee members prior to the meeting for review. Michelle Baker moved to approve the minutes, Chris Bentley seconded, all ayes.

**President's Report**

- Kaplan Paving

**Treasurer's Report**

- Comparison of annual income & expense FY18 through FY23
  - Income
    - assessments: 338 homes \* \$150 = \$50,700
    - Document Fees for real estate transactions
    - Late fees on assessment fees ~ de minimus amount per year
  - Expenses
    - Administrative (e.g. documents, telecommunications, Zoom meetings)
    - Landscaping and maintenance (e.g. installing/removing piers on lake)

- Utilities (electric for front entrance, pay for phone at Druce Beach)
- Michelle motion to accept treasurer's report , Chris B seconded, All ayes.

### **Approval of Treasurer's Report**

Michelle Baker moved to approve the Treasurer's Report, seconded by Margie Freeman; approved all ayes

### **Landscape Committee Report**

- Integrated Lakes Management-ponds, beach, boat launches sediment/erosion/invasive species control, water quality and flood mitigation functionality (**move to old business**)
- "Art Deco" planted on west side main entrance-plants donated and purchased, continue to be watered by LC, small street circles in Phase 1-additional split plants added and watered
- Sand wasp/bee infestation Druce Beach-very non-aggressive, unless provoked(stepped on), pollinators, eat and kill tree borers and flies, solutions-insecticide dust at dusk. Can we cohabitate with them?
- Entrance signs need power washed(stones) and repainted. This needs to be done professionally-not a neighborhood project. Is this budgeted on the Reserve Study?

Amy Hellman: asked about Reserve Study vs what ILM presented

- Jim replied the reserve study is a simple civil engineer view, ILM is more big picture
- Jill Charbonneau spoke to the grants process

### **Old Business:**

- Druce Beach projects
  - Paving update: Kaplan Paving quality control met with Michelle to reheat the asphalt and reshape it for proper drainage
  - Installation of beach-sand retaining timbers, install of path. PortaPotty platform is declined.Motion to approve Margie Jenny seconded - all ayes. Michelle and Margie to follow up with Baldo
- ByLaws Update
  - Discussion of comment on redline of Declarations and By-Laws
    - Server issues related to accuracy
    - Possible issues related to enforcement of articles of documents
  - Jim Lamb suggested setting up working group meetings for CCR and ByLaw review
    - Michelle will send out email to prompt scheduling for ByLaws/CCR WG

### **New Business:**

- Process for emails to marinerscovethirdlake@gmail.com

- Add fwd to MCCA treasurer
- MC Facebook group moderation; review of FB MC group rules
  - Remind people of the purpose of the group, clarify the expected rules of conduct and what happens if they are not followed
    - Request poster edit post to comply with policies
    - When required, board consensus on action

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- Email from Dana
  - DRAFT Mariner's Cove Facebook Group Moderation Policy
- Margie volunteered to act as VP in Michelle's absence

Open to the Floor

Mike Krupica voted to member-at-large

Michele proposed, Bentley seconded

Jim passed along from Butch Buckley that the Village's storm water mgmt culvert had damage and needs to be fixed before MFT road paving, no date set

**Meeting Adjourned - 9:21 pm**

Next MCCA meeting is the Monthly Meeting TueWeds August 26th , 2020.  
Michelle moved to adjourn, Chris Bentley Mike. All ayes.

Add Mike K 8476023210