



CLOA ANNUAL MEETING: June 10, 2024 at Bristol Elk's Club

BOARD MEMBERS IN ATTENDANCE:

Dan Houlihan (President)	Joe Guarino (Vice President)	Michael Guerrera (Treas)
Michael Glanovsky(Secretary)	Celina Bunn*	Robert DiSapio
Janice Peluso*	Brian Grabowski	Sue Guerrera
Frank Krystock	Matt Smith	Gary Sweetman
Pat Zailckas		

OTHER MEMBERS IN ATTENDANCE:

James Albert	Ron, Celina Bunn* (one vote)		George D'Addario
	Mark, AnnSue DiVenere	John Donnangelo	Stephen, Caroline Dupuis
		Peter Ferrigno, Deborah Cavanaugh	Joe Ficaro
Joe Ficaro, Jim Albert, Gary Sassu	Ed, Jody Finland	Douglas Fitz	
	Margi Fletcher proxy	Edward Fournier	Robert, Kristina Fuggetta
		Linda Graham, Jerry Marcoux proxy	
	Paul Hammell	Conner Johnson	Tomasz Kaczerski
Janet Klammer			Michael, Maryann Kowalczyk
Michael, Maryann Kowalczyk		Jeffrey Laviero	Morris and Pat Laviero
Dennis Marcoux proxy	Henri Martin	Eric, Valerie Milewski	North Shore: Tony Scotty
Alfonzo and Mari Sirica		Michael Skelskey*, Janice Peluso* (one vote)	Gary Snow
Seth Totten, Som Zisal	Georgi Turer, David Schnitzler	James Valentino	
13 Board Members +	28 Other Voting Members Physically Present +	3 Proxy Voters =	44 Total Voters

NEXT MEETINGS:

July 08, 2024

Monthly CLOA Board Meeting

Tonight's Annual Meeting was called to order at by **Dan Houlihan** at 6:38pm

SECRETARY'S REPORT:

- Michael Glanovsky opened the previous Annual minutes up for Questions, Comments, or Concerns. Hearing none, M Guerrero made a motion to accept the Annual Nov 2023 Minutes, Joe Guarino seconded, all in favor

TREASURER'S REPORT

- M Guerrero informed members that we have 6 accounts at 3 Financial Institutions, and gave the following report of our Bank Accounts:
- Total all accounts is \$396,450.55, and our M&T Checking balance is \$3568.33.
- We had **Expenditures** in this month of June, of \$14,546.55; most of which was for weed treatments for CurlyLeaf Pondweed and American Pondweed, costing us \$10,124.25
- We had **Deposits** of \$950 in Association Dues payments, and only 1 member has not paid dues at this point. One other is on a payment plan
- We have a Money Market Account at M&T Bank. It is currently \$97,251.27 getting 4.25% Interest
- Our Thomaston Savings CD is currently \$34,395.32 @ 4.17% interest
- We have 2 CDs at Edward Jones: Schwab we get 5.4% and Wells Fargo we get 5.35%. They are \$125,000 and \$133,000 respectively. We have another account at Edward Jones where our interest payments go, currently at \$3385.35.
- The total **Interest** of these accounts for the last monthly period has been \$484.09
- Including when the CDs reach maturity we can expect Interest of about \$15,000 every year for all accounts
- George D'Addario made a motion to accept the Treasurer Report, and Matt Smith seconded, with all in favor
- Mike next went through the Budget. Projected Income for this year is \$90,925.00 and we are expecting \$15,000.00 in Interest. Our projected expenses are about \$104,736. With our interest we will meet the budget so no dues increase is recommended this year.
- Pete Ferrigno made a motion to approve the Budget, seconded by MaryAnn Kowalczyk. Unanimous approval.

MEMBERSHIP COMMITTEE

- Chairman, Bob DiSapio called out and recognized the 4 new homeowner / memberships
- Effective this year, Transfer fees are going to \$1200 (for homeowners who buy on the lake)

SAFETY COMMITTEE

- Gary Sweetman did a presentation which described confronting safety issues, **more as a duty of each one of us all**. He continued that **not** doing so, puts our lake-living benefit, only one serious accident away from the Association not being able to obtain Lake Insurance. (This would be a devastating hit to all of our property values.) Gary stated that Bantam Lake had a fatality, just this previous Saturday.
- It is incumbent upon all property owners to tell guests they may NOT bring kayaks, paddleboards, etc since the danger of transporting invasive species is so high. Weed treatment remains our biggest expense.
- A question was asked about whether Patrolling would return after the fireworks night. Pat answered that we are still debating within the board about how effective Patrolling is. He said a personal concern of his is nighttime speeding; but that there is no way we are going to be able to pay people to Patrol at 9pm. The Fire Marshal requires us to have a Patrol during Fireworks day and night. Beyond that date is still being considered by the Board.

LEGAL BYLAW COMMITTEE

- There is a By Law requirement to vote yearly **on continuing use of ATVs for ice fishing purposes only in Winter**. This Passed tonight by majority vote by a show of hands.

- Pat went through the 13 Proposed By Law changes. M Guerrero made the motion to vote on all 13, seconded by Claudia. Pat asked for a show of hands and all 13 changes passed, with clear majority in favor.

DAM/BOAT LAUNCH COMMITTEE

- Matt Smith gave a report on the Dam and Boat Launch. He remarked that it has been a year since the dam upgrade, and that our budget *does* include an estimate for items that *could* be revealed in our upcoming 2 year Dam inspection. Regarding the Boat Launch, Matt made members aware that we maintain the area by mowing and to be free of branches, ruts, etc. He also spoke about our obligations in an EAP (Emergency Action Plan).

DOCKS & WALLS COMMITTEE

- Dan Houlihan states that we have the application **and procedure on our web site, and that dock and wall work does need** prior approval.

BUOY COMMITTEE

- Frank Krystock states to please stay away from our buoys which can and do drift, as well as those placed for the floating islands.

ENVIRONMENTAL COMMITTEE

- Celina Bunn acknowledged her two helpers, Janice Peluso and Joe Ficaro, and told members we test water weekly, at the 4 corners of the lake for Bacteria/Coliforms. We do two weed treatments: with the first in the Spring for CurlyLeaf Pondweed and American Pondweed. Our second treatment for Tapegrass (together with American Pondweed), will occur after Fireworks night.
- Please try to remove leaves in front of properties in the fall and avoid using fertilizer within 10ft of shore.
- Celina informed members that our Weed treatment budget is \$27,000 for this year

INSURANCE COMMITTEE

- Celina continued regarding our great agent who shops for our Insurance company each term
- We paid \$17,800 last year for our Workmen's Compensation Insurance, Property, Liability, \$5 million umbrella Directors and Officers coverage, which was a good rate. Member's primary insurance coverage is through their own Homeowners policies.

WEBSITE COMMITTEE

- Mike Guerrero spoke about information available on our CLOA.org web site: such as by-laws, regulations, board minutes, CLOA Boat registration form, Newsletters, News & Announcements, etc.
- Mike provided the password for the Member's only area

FIREWORKS COMMITTEE

- Fireworks night will be Sat Jun 29, 2024, with a Rain Date of Sun Jun 30
- Mike reminded members to stay away from the buoys around the barge
- A verbal vote was taken regarding fireworks show, with clear majority in favor

SOCIAL COMMITTEE

- Sue Guerrero had no updates due to lack of activity, so went on to her next Committee: Newsletter

NEWSLETTER COMMITTEE

- Sue Guerrero gave a presentation regarding our Newsletters
- Anyone who would like to add photos or anything to the newsletter, please contact her.

BOAT REGISTRATION

- A general presentation regarding CLOA registration by Joe Guarino, with special emphasis on Homeowners Insurance compliance, applying stickers, and not launching non-compliant boats.

PRESIDENT'S REPORT

- Dan thanked Board members for their attendance at meetings
- He also spoke about a few recent safety concerns.

ELECTION OF OFFICERS and BOARD MEMBERS

- Pat kicked off the Election process
- There was a motion and second from the floor nominating Pete Ferrigno, who subsequently withdrew, seeing there was a full slate of 13 already. A show of hands was a clear vote to re-elect the current slate.
- Pat next outlined the planned schedule of Waivers of Board members, committee chair(s) dues, based on estimates of work involved in each committee. A motion to accept was from Louise Scotti and seconded by Joe Ficaro. A show of hands were a clear vote to approve, with two opposed.

OLD BUSINESS / NEW BUSINESS

- No old business or new business brought up

ADJOURNMENT

- Mike Guerrera made the Motion to Adjourn, and seconded by Felicia ? , with all in favor at 7:40 PM