

CTTA Fall Community Meeting

Sept. 22, 2019

Board members present: Bobby, Sal, JR, Sandi, Janice, Gene, Lisa, Walter, Melissa, Geoff

Not Present: Aaron

Sign in sheet available and meeting agenda handed out

Meeting called to order at 3:10

Introduction of the Board: Bobby

Spring Community minutes were reviewed by the board but not available for review at the meeting today due to recurring computer issues of the recording secretary.. Webmaster to post on the web site when available

Treasurer Report: JR (handout)

- Budget handout reviewed line by line with community and ballot items outlined
- JR officially stepped down as CTTA Treasurer
- Report accepted and seconded

DockMaster Report: Gene

- ALL boats to be out by 10/27/19
- Winter storage in parking lot for members of the community in good standing for \$200.00
- Report accepted and seconded

Corresponding Secretary Report: Sandi

- Review of current standings of several houses(4) within the community were discovered to not being properly documented within the town files
- Board following legal recommendations per the CTTA attorney consultation; steps were outlined for the membership; 1 household submitted paperwork needed for verification as of this meeting; Vote to be held on 10/5/19 for the 4 properties to accept membership into the CTTA community
- Questions:
 1. Why is the mailing address of property on Juniper and Polaris listed as Gretl... property to be clarified
 2. Question regarding the necessity of legal fees and time spent to verify entire community boundaries... Membership boundaries were reviewed
 3. Question about time and cost spent verifying deeds... board members pulled deeds in question to save attorney fees. All deeds will be pulled and verified to try to avoid any other oversights. Deeds must be verified in manuscript 133 schedule A

New Business: Dues increase (Sandi)

- Proposed dues increases reviewed with the community, dues increase requires a community vote
 1. \$80.00 membership increase over 2 years (\$40 in 2020 and \$40 more 2021)
 2. \$20.00 boater increase
 3. \$300 first time boat slip dues increase
- **Questions**
 1. How did the board come to the proposed amounts? 4 separate proposals were presented and discussed and voted on by the board at the July board meeting. The proposal that won is the one being voted on. If community vote opposes the increase then the newly elected board will fabricate a new proposal.
 2. Why are the boaters only getting a \$20 increase? Why are the boaters not increased at the same % as the membership? The boaters took a big increase at the last vote and now the membership needs to have a dues increase to balance the budget this time. Boaters are community members and are being increased either way.
 3. Will the seniors rate change? The senior rate (70 years of age and up) will continue to be 50% of the membership dues.
 4. What other options were looked at to save money? The board continues to look at decreasing mailing costs by implementing online payments. The board has also considered skipping sand delivery (going to every other year) and removing the porta potties. We also discussed stopping garbage pick up.
 5. Has the board looked at other security options such as having community members patrol the beach? The board has explored several options with limited success and has hired cheaper companies with sub par, inconsistent and unreliable service. The board also cut security service back to save on this expense this season. Historically, community members patrolling the beach has not been effective. Not having reliable security has historically resulted in increase of trespassing incidents, drug paraphernalia, garbage and condoms being left behind as well as disturbance of neighbors. Non members have routinely accessed the beach through other properties on the South side.
 6. Current security not effective. Overall the board has felt security has had a huge improvement over the last few years. We requested the same guard to be placed so he would know the rules and know the members. Request made for the board to consider a new guard for next season as this guard became too comfortable.
 7. Can keycode pads replace security? A guard would still be required to verify membership
 8. Why is the insurance so expensive and did the board shop around? The board discovered that not many companies cover lake communities. The company we now also is used by Candlewood Lake Club and we have gotten the best price for the best coverage to protect all of the CTTA members and guests.

9. Why is the boat list not public? The board elected to not publicly display the boat slip waitlist for privacy protection.

2020 Board Officer Nominations:

President:

Matt Kuchtar Nominated by "Z" 167 Carmen Hill and 2nd by Joe Tucciarone

Joe Caradonna Nominated by Mike Perrone and 2nd by Sal Guagenti

Vice President:

Mike Perrone Nominated by Sal Guagenti and 2nd by O'Rourke

****Unopposed therefore automatic win**

Treasurer:

Nicole Meyers Nominated by Deb Tovino and 2nd by Mike Peronne

Sandi Miller Nominated by Matt Kuchtar and 2nd by Walter Rygielski

****Sandi initially accepted the nomination but then rescinded to stay on as CTTA communications secretary**

Communication Secretary:

Incumbent Sandi Miller

****Unopposed therefore Sandi Miller is automatic win**

Recording Secretary:

Incumbent Janice Lent

**** Unopposed therefore Janice Lent is automatic win**

DockMaster:

Incumbent Gene Tovino

**** Unopposed therefore Gene Tovino is automatic win**

WebMaster:

Bill Beaumont Nominated by Gene Tovino and 2nd by Sal Guagenti

**** Unopposed therefore automatic win pending vote 10/5/19 regarding CTTA membership**

2020 Street Representatives:

Polaris Dr. incumbent and unopposed Walter Rygielski is the winner

Carmen Hill 1&2 **Joe Tucciarone** nominated by Matt Kuchta and 2nd by Joe Caradonna
**** Unopposed therefore Joe Tucciarone is automatic win**

Overlook Dr./Forest Dr. **Ana Stocker** nominated by Nadia Safir and 2nd by Nicole Meyers
**** Unopposed therefore Ana Stocker is automatic win**

Mist Hill/ Candlewood Lake/Juniper

Paul Murphy nominated by Joe Caradonna and 2nd by Sal Guagenti

Richelle Richards nominated by Bob Laino and 2nd by Melissa Carle

Ballot Procedure

- Ballots to be mailed out within 7 days and must be postmarked by 10/15/2019 to count.
- The ballots are mailed to a POB at the New Milford PO and will be collected on 10/25/2019 by 2 exiting board members and brought to the Laino house where they will remain locked until counting starts on 10/25/19 at 7 PM
- Ballot volunteer counters are Greg McKirdy, Alice Laino and Adrienne Guagenti and Board members to preside the counting are Sandi Miller and Janice Lent
- Election results to be posted on CTTA Facebook page, CTTA website and nominees will be notified

Meeting adjourned at 4:40 pm

JL/Recording Secretary