**Sebago Cove Estates Homeowners Association Board Meeting**

**March 15,2025 9AM**

**Naples Singer Center/Grange Hall**

**Attendance:**

Board members: Bill Panunzio, President; Darlene Germain, Treasurer; Paul Germain, Todd Armstrong, Jack Kostka, Murphy Bradley, Kyle Exchange, Jeff Clarkin, Lee Harthorne, Frank Adrean, dock chair and alternate, Katie Blenk, alternate

Others: Joanne Panunzio, Secretary; Cheryl Adrean, homeowner

 **OLD BUSINESS:**

**Approval of the December 7th 2024 board meeting:**

~Motion to approve:Bill

~Second: Jack

~~approved unanimously

 **Dock update:**

Docks will be referred to as “South Docs” (the old docks and pier); and the “North Docks” (the ones accessed by the “Mark's Way” path)

Frank reported:

South docks: Repairs need to be finished and floats replaced, as they are aging.

North docks: They need to be anchored and hardware (cleats, connectors, etc.) need to be installed. The hardware has already been bought. Frank will send a neighborhood email in April some time to get volunteers to help with the labor. Some floats may also be needed. Frank thought what needs to be done will be covered by what money is earmarked for dock maintenance.

Discussion:

What will be the purpose for the North dock? Some boats? Fishing? If all boats can be housed on the South dock, should the fishing allowed on the South dock be removed from the dock rules and move fishing to be allowed on the North dock?

How do we get more usable docks on the South dock? The water on the ones closest to the shore get pretty shallow. Frank suggested moving two sections of the North dock to the South dock to make the pier longer. How much of an increase in cost of putting in and removal of docks? Should making the South dock's pier longer be done first and then concentrate on getting the North dock installed, depending on the money allocated for dock repairs/maintenance.

Frank will configure the North docks taking into account anchors to stabilize the north dock, placement of hardware to connect sections, locations and number of stabilization poles, etc.

~Motion to take two of the extra North dock pieces and extend the south dock out into deeper water: Kyle

~Second: Jeff

~approved unanimously

Frank will email dock renters in hopes that many of them would be able to help out in working on dock projects. This will happen when he has all the hardware purchased and is ready to install.

Kayaks: there were kayaks stored near the rack because there were no more spaces. This cannot be allowed to continue as many others may think it's OK. Frank said he has the wood to make another rack, or some sort of apparatus to lean the kayaks or canoes. Once the snow melts, the area will be evaluated to see where it would go and Frank will organize a few volunteers to build a third storage unit for the kayaks.

It was suggested that the dock income and expenses be a separate line-item in the budget to keep track of the financials for them. Bill explained where this expense is reflected in the budget but will look at breaking it out separately from general expenses.

A large branch broke off at the entrance to Mark's Way and is still attached to the tree. It will be assessed and taken down before boating season starts.

The dock committee consists of Frank (chair), Lee and Paul

The docks will go in after the snow melts and the ice is gone. Previous renters have gotten their notice to sign up if they want a dock again this year. Others will be notified after that round of sign ups have concluded.

 **Fire Pond update:**

Bill thanked Katie and Todd for speaking at the weekly town Select Board meetings. Good job keeping the Naples Board's feet to the fire. Presently, the town's lawyer and OANI's lawyer are figuring it out. At the last town meeting the town manager said it was undecided what to do with the money if OANI doesn't pay,

 **Neighborhood Facebook Page:**

Joanne will be meeting today with Kelly Galvin who will be the co-administrator with Joanne. They will compose an email for homeowners as well as an explanation of the process of signing up to be a member of the “Sebago Cove Estates Neighborhood” facebook page, as well as how to make one’s profile as private as possible. We hope to get it up and running within the next two weeks.

**NEW BUSINESS:**

**Review YTD 2025 budget and cash flow**

Bill noted that so far we do not have any expenses for 2025, so the financial sheet reflects only the income the association has taken in from dues and reserves as well as our current cash position. He also noted that we currently have three homeowners who are still past due on their 2025 Association dues. Annual dues of $800 were due November 1, 2024 and consist of two parts: 1) Money collected to be used for our operating budget ($400 per lot) and 2) Money collected for our reserve funds ($400 per lot). Per our covenants, if dues are not paid within 90 days of the due date (November 1st), homeowners may have a lien placed on the property and they will be responsible for any legal costs incurred, as well as 18% interest on unpaid balances. Bill will send a letter to the owners explaining this before taking legal action around April 1st.

**2024 Association Federal and State income tax returns**

Bill noted that both were filed on February 12th

**2025 Association Annual Report State Filing**

Bill noted this was filed on February 5th

**Mowing contract 2025:**

It was asked if anyone heard any comments about last year's mowing. No one heard any complaints from neighbors and everyone thought he did a great job. His price has risen to $250 per mowing and will do it once a month.

~Motion to award Harvey Landscaping the contract to mow once a month: Jeff

~Second: Kyle

~approved unanimously

**Internet/cable:**

Cable was put up along Heron Court and the rest of Whippoorwill. However, it is not sure when service will be hooked up.

**OPEN DISCUSSION AND QUESTIONS BY MEMBERS PRESENT**

–It looks like the emergency/temporary culvert/road repair that Kyle did is holding up. However there are two other culverts that may be failing and are sinking under the road, causing dips.

–Kyle will be putting up speed bump signs.

–Katie handed out copies of the Naples Planning Board's draft of short term rental rules and regulations. We will review our existing by-laws against the town regulations to see if any changes/additions may be needed to the associations.

**NEXT BOARD MEETING: JUNE 7 AT**

**Meeting adjourned at 10:40AM**

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