**Sebago Cove Estates Homeowners Association Board Meeting**

**June 7 ,2025 9AM**

**Naples Singer Center/Grange Hall**

**Attendance:**

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

Others: Joanne Panunzio, Secretary; Cheryl Adrean, homeowner; Robert Pump, homeowner, Alexis Dwinell, homeowner and President of the milfoil group Sebago Cove Preservation Association: Chuck Dwinell, homeowner

**OLD BUSINESS:**

**Approval of the March15, 2025 meeting:**

~Motion to approve with correction: Bill

~Second: Jeff

~ Approved unanimously

**Fire Pond Discussion (Led by Robert Pump)**

Homeowner Rob Pump owns the pond and land around it, but the association has an easement to access the pond for any maintenance or repairs that need to be done. Remember that OANI paid to have someone come in and make repairs to the pond several years ago, but in doing so it appears that a good portion of the clay that sealed the bottom was also removed. Since then, in addition to water evaporation, seeping water through the pond floor happens continuously. Rob has kept data on the pond’s rise and fall since last year. He has done research as to a possible solution to seal the floor of the pond so we don’t have to spend exorbitant amounts of money for cistern installment. Because the bottom of the pond has boulders and ledge in it, a liner would eventually rip, and it is not animal & vegetatively friendly.

Rob has done a lot of calculations as to the dimensions (8-10 ft. deep when full) and water capacity of the pond (250,000 gallons), and noted that the pond loses about an inch of surface water a day in the summer. (that’s a foot, every 12 days!). In a dry spell like in some previous years, that’s a dangerous amount of water loss. He also noted that a ½ inch of rain raises it about an inch. He noted that there are some areas at the bottom that have been ecologically sealed.

Rob started researching a product called Soilfloc. It is a 2 part polymer (granular) that sinks to the bottom and around the sides to form a watertight seal. It is eco-friendly and non-toxic to wildlife and plants. And while the cost of a cistern would cost $60-80 thousand, this product can be bought in kit form for as little as $750 a kit. Based on his research he suggested starting off with 4 kits ($2,800) and trying it out. The good news is that the town has agreed that if we do this, they will release $2800 of the $21,000 they are holding from OANI to see if it fixes the problem. Rob did note that it may take more than 4 kits, but suggested that we start there. Rob said he would monitor the water for two years and see if we need more kits. He also plans on improving the land and landscape to capture more water than is happening now.

Discussion:

Many on the board thought that the soilfloc product may be a solution to our water retention problem. It was noted that the town said if the Lake House Road pump-out is working, we may not need the fire pond. This prompted some to ask if we could negate the designation of it being a fire pond, but use it as such if need be. Some board members were skeptical of what our liability would be if we continue to make repairs to the pond. It was noted that, as a non-profit, HOA and Board, we do carry insurance. Our covenants may require us to continue to maintain it as a fire pond anyway.

~Motion to ask the town to use $3,000 of the $20,000 of OANI money to purchase Soilfloc: Jeff

~Second: Darlene

~5 yes, 2 no

~motion passes

**Dock discussion: Frank Adrean, dock chair**

The north dock is in, but needs anchors and cleats at the fingers. The south dock still has a few open slips. It was determined that in September the dock committee will ask Cal & Company (puts in and pulls out our dock) to just float the docks to the shore where they will just be tied up to the shore. This will extend the life of the docks. The lake lowers significantly in the winter and would most likely be out of the water once the lake freezes. Frank said that a lot of the replacement of floats was caused by the stacking of docks on top of each other and the cleats puncturing the floats from the weight of the docks.

It was noted that since no boats are on the North dock, that it should be where fishing is allowed. The dock rules will need to be updated to reflect this change and then a notice sent out to the owners.

Bill thanked Frank, Lee & Landin Hawthorne, Sylvain Plante, Rob Pump, Jeff and Paul for adding extra dock sections to the main pier on the south dock to allow the slips to be in deeper water.

**Neighborhood facebook page**

The facebook page, Sebago Cove Neighborhood has been set up, emails have gone out to all homeowners on how to join, set up notifications, and keep ads to a minimum. So far 13 members have signed up. If you would like to join, let Joanne ([schoa.officer@gmail.com](mailto:schoa.officer@gmail.com)) know, or if you’re already on facebook ask to join.

**NEW BUSINESS**

**Review YTD 2025 Budget & Cash Flow**

All owners are now paid in full on dues and reserves. There are ample funds available for the remaining dock repairs (additional hardware/anchors/decking) that need to be made.

**Sebago Cove Preservation Association update (Bill & Alexis Dwinell)**

The SCPA has been formed and had asked for $300 from every owner along the Cove (waterfront and non waterfront owners). The money would be used to hire New England Milfoil to clean up our milfoil problem. $27,000 was raised, and they will be in the Cove, working 10 hours a day for two weeks. Their schedule for the summer is already completely booked. Some homeowners were able to find a day, or half-day, to have them clean up their waterfront during their time in the Cove. The cost for private cleanups are $997 for half a day; ( $1984 for a whole day). It was noted that they work fast and can clean an enormous amount of milfoil in a day.

The SCPA has also applied to the state for a non-profit designation which may open up avenues of grants for the clean-up effort and matching funds from the state. They are working on a website, and are also doing research on how to prevent the existing water ski club from using the cove. Unfortunately this club is a big contributor to the spread of milfoil and so far efforts to remove them from the cove have not been successful (they claim a ‘right’ to use the cove for their water ski club).

If anyone would like to join,or to donate for next year, or get email updates from SCPA you can email [Savesebagocove@aol.com](mailto:Savesebagocove@aol.com).

If you make a direct donation for NE Milfoil, or hire them for next year, please include in the note: Sebago Cove.

Their info is:

NE Milfoil

391 Center Conway Rd.

Brownfield, ME 04010

603-387-2425

It was also noted that LEA will donate 3 weeks to work in the Cove and will provide 20x30’ tarps for free to any waterfront owners who want them. The cost is $200 to install each tarp or an owner can attend a training session and learn how to self install them.

**Milfoil Mitigation at the docks/ Fee-base service.**

There was a discussion as to whether the association should hire New England Milfoil to clean up around the docks and swim platform. The general consensus was that this would be a good idea, as we don’t want to be churning it up as we all leave our slips. This segued into a discussion as to whether we should hire them for a half day, or a full day. It was decided that we would do the full day.

~Motion to hire NE Milfoil for a day: Jack

~Second: Jeff

~Motion passes 6 yes, 1 no

**Common Area clean up plan**

The common area has seen a lot of downed branches and brush everywhere. Later on this summer, a clean up party should be planned to get the common area looking better. Thank you to Murphy who has moved quite a bit out already.

**SCEHOA bylaws review and the town’s Short Term Rental draft ordinance.**

Katie Blenk had handed out copies of the Naple’s STR draft ordinance at the March meeting. Bill read them and compared them to ours. He thought we should continue to monitor the town’s efforts as some of their rules were more strict than ours, which in the end would likely benefit the association.

**September 2025 annual meeting of the members and the Board of director’s meeting.**

**The annual meeting will be held on September 13th at 9AM,** with the Board of director’s meeting held immediately after.

**Open discussion and questions by members present**

There are drop offs on both sides of the Lake House aprons that continue to get worse. It is already sinking by 4-6 inches. Jack has offered to get the gravel to fill it in and shore it up. There is money in the common area line to spend $250 to get this done.

~Motion to spend $250 for Jack to repair the apron shoulder: Bill

~Second: Jeff

~motion passed unanimously

It was asked what happened with us getting an engineer’s report for the culver that failed last year. We paid $3000 to have an engineer do an assessment, but we still don’t have an actual engineer’s drawing. There was concern that it will eventually fail and the people living beyond that may be stranded. It was thought we should have the engineer’s specs to save time. Bill will add this to the Sept. meeting for discussion.

**Meeting adjourned at 10:15**