

. Clifton Park Trustees
Annual Retreat Meeting
December 3, 2016

Present: Coleman, Hall, Kerrigan, Kuhn, Meany and Graves. Mary Ellen Fraser was in attendance as an invited guest.

Minutes: Minutes from the meeting October 13, 2016 were approved with corrections and will be posted on the website.

Financials: Cash flow and current balances for the period ending November 30, 2016 were reviewed. No major issues were discussed.

Maintenance and Projects:

Proposed 2017 project options are as follows:

Additional tree planting and Ash tree maintenance

A lengthy discussion regarding the current condition of the pump house, repairs needed and options to repair it. In addition, CPT discussed the pump house yard and corral. It was decided that CPT will all take a look at the area themselves in detail and discuss their thoughts at a future meeting.

The grill on the patio of the beach house is in need of repair. Removing it and replacing it with a new, larger grill at the west end of the patio is an option.

Possibly replace the bulbs in the lamp posts along the boardwalk with LED lights. CPT will look at the bulbs in detail as well as the fixtures. Replacing the lights in the beach house with LED bulbs will be done.

Possible electrical jobs that need to be done: lighting on the beach stairs, new paddle court lights, and LED light poles throughout the beach. CPT will obtain quotes for these projects.

New picnic tables will be made to replace existing ones.

CPT discussed the stone gabions along the north edge of the beach house patio. CPT would like to possibly split the project financially with the Friends of the Beach group.

New powder-coated trash cans will be purchased and will replace the existing cans currently in use.

CPT will get the opinion of the maintenance supervisor in terms of how many grills need to be replaced.

CPT will continue to monitor the beach house roof.

CPT will get a quote to repair the beach house chimney.

A porta-potty will be rented for use at the beach during the winter for those that play paddle tennis. It will be located by the steps leading to the restrooms of the beach house.

CPT discussed needing additional security at the beach during the winter. It was approved that they will obtain a private security firm to frequently drive down to the beach and throughout the neighborhood. This will be used from January to April 14. The regular beach guards start April 15th. In addition, a sign will be posted, "Private property, members only" near the guard house.

The secretary will research additional options to keep the Canadian geese off the north point of the beach.

Capital projects under consideration:

Beach Road repair or replacement

The riverfront and west bank bulkheads
boardwalk

Beach house roof

beach stairs

pump house

Administration:

No changes will be made to the current picnic table or beach house reservation process. The secretary will ask the maintenance supervisor to follow up with a report if a member leaves the beach house in a condition requiring additional clean up. The member will be responsible for an additional charge if this occurs.

CPT will continue their contribution to the Lagoon Trustees for the Lakewood Fire Department boat which is docked in the lagoon. The secretary will again purchase 50 scarves to be given out by the guards for the goose dog patrol.

CPT will look into updating and refreshing the current web site.

Relationships:

CPT will plan a meeting with the current President of the Clifton Club, John Burke.

CPT discussed the tennis lessons that are coordinated through CBIA, Inc. CPT would like to make the instructor aware that holding private lessons outside of those associated with CBIA, Inc. will not be allowed.

Dates for the following:

Beach clean-up - May 13

Beach clean-up rain date - May 20

Town hall meeting - May 16, 7:00 pm

CPT will hold the date for a sleep over at the beach for August, 26. A volunteer will be needed to organize this.

2017 Budget:

CPT had extensive discussion of the 2017 budget.

Next Meeting:

Friday January 6, 2017, 7:00 an CYC

