

# **. Clifton Park Trustees**

## **Annual Retreat Meeting**

### **December 12, 2015**

**Present:** Coleman, Drumm, Hall, Kuhn, Pyke, and Graves. Joe Kerrigan and Courtenay Cottenden were in attendance as invited guests.

**Minutes:** Minutes from the meeting August 14 and October 8, 2015 were approved with corrections and will be posted on the website.

**Financials:** Cash flow and current balances for the period ending December 8, 2015 were reviewed. CPT will be going into 2016 with a surplus.

**Legal Update:** The Trustees discussed the motions of the Clifton Club and its insurer for awards of attorneys' fees in the Dueck, et al. vs Clifton Club lawsuit, the appeal and a recent resident communication. In the interests of community tranquility, the Trustee determined to take no further action at this time, other than to respond to the appeal.

#### **Maintenance and Projects:**

CPT reviewed the major projects that were completed from 2015.

Proposed 2016 project options are as follows:

- Continue to plant new trees and remove various dead or damaged trees in Bank's Park and the triangle across from the Strang's.
- Continue with ash tree maintenance for ash borer disease. (approx. 12 trees)
- The beach house patio grill and the pump house may need masonry repair.
- The stairway to the beach needs cleaning treatment to remove green moss.
- Playground maintenance will be investigated with Tony Petromica
- The replacement of the lamp post fixtures along the boardwalk with new LED fixtures. 34 may be needed as 2 were experimentally done in 2015.
- The replacement of beach house lights with LED lights for the interior and exterior.
- Portions of Beach Road in the Lagoon need to be repaired and re-paved. The Beach Road hill has a large swale that was surveyed in December, and which will be surveyed again in the spring to check for movement in the pavement. A possible repair will be to build up the low area with asphalt.
- The walking lane between Clifton Road and Forest Road will be checked for repair and repaving. The installation of stone blocks, similar to the stone blocks on the edge of the grove, could be used to cover the stone gabions at the edge of the beach house patio to be more aesthetically pleasing. A landscape bed could be created on top of the stone blocks. Additional stone blocks could also be installed on the north beach house deck to protect it from high water. This could be a project for FOB or CBIA, Inc. to consider.
- Gutting the first floor apartment in the pump house to open up the space and so that it could be used for storage.
- The repurposing of the corral and pump house back yard to potentially create 6 to 8 additional parking spaces in the corral area while shifting the corral function to the rear yard of the pump house. First steps are to clear out the corral and to install a new fence, with two 16-foot gates, along the east side of the pump house rear yard.

Continue to monitor the concrete bulkhead along the river.

### **Administration:**

The Trustees approved to allow the Clifton Club members to make beach house reservations beginning March 5, 2016. Guest pass parking was discussed. CPT approved to allow 10, weekday, daytime guest passes to be given out by the guards on a first come, first served basis. The 5 special needs passes will continue.

CPT will continue their contribution to the Lagoon Trustees for the Lakewood Fire Department boat which is docked in the lagoon. CPT will refund FOB and CBIA, Inc. accordingly for the beach house reservations made for community functions this past year. The secretary will again purchase 50 scarves to be given out by the guards for the goose dog patrol.

### **Relationships:**

CPT will communicate at the Annual town meeting in the spring, if there are interested members from the Clifton Club, the Lagoon and the park to participate in a formal rules committee which would meet in the fall and give any recommendations to the Trustees for the following year.

### **2015 Budget:**

CPT had extensive discussion of the 2016 budget. No assessment increase will occur.

### **Trustee Succession:**

Drumm presented a written resignation as a Trustee, which was reluctantly accepted by the remaining Trustees. Upon motion duly made and seconded, the remaining Trustees unanimously appointed Joseph W. Kerrigan as a Trustee to succeed Drumm, subject to a writing recording the appointment of a successor Trustee being filed with the County Recorder. Everyone present thanked Drumm for his fourteen years of distinguished service and collegial contributions to the successful operation of the Trust.

Warren Coleman will replace Peter Kuhn as Trustee President for a two year term beginning in 2016.

### **Next Meeting:**

**Friday January 15, 2016 7:00 an CYC**