

**Present:** Drumm, Kuhn , Pyke, Coleman and Graves Hall was excused

**Minutes:** Minutes from the meeting on March 15, 2013 were approved.

**Finances:** Financials were reviewed for the period ending March 12, 2013. No major issues were identified. Assessments are slowly coming in.

**Maintenance:** The men's restroom project will proceed. CBIA, Inc. will need to have the necessary funds paid up front before work will commence. The door at the end of the restroom hall will need to be replaced. Hall will manage this project. Beach road paving was discussed. CPT will meet with the Lagoon Trustees when Bob Zeiger returns from Florida and this will be a topic when they meet. The Trustees will talk to Tony about recycling at the beach. New cans were discussed. At present, Waste Management is not recycling the garbage taken from the beach as previously thought. CPT discussed the possibility of security cameras being placed at various locations at the beach. This will be discussed in greater length next year. The Trustees will re-send the letter to the Lakewood Police asking for more off hours patrol. The Trustees will look into a no trespassing sign for hidden beach.

**Legal Update:** Regarding on the Dueck vs. Clifton Club lawsuit, the Trustees reviewed Judge Russo's March 12 decision to deny the Club's motion to dismiss the case but compel the plaintiffs to make the Trustees and lot owners parties to the suit, and the later decision granting the Club additional time to answer the amended complaint when the plaintiffs file an amended complaint to include the additional defendants. The plaintiffs to date have not responded to the Judge's March 12 decision.

**CBIA, Inc.:** Drafts were distributed of Trustees' letters responding to the two April 2, 2013 letters from CBIA, Inc. regarding improvements at the beach and CBIA funds allegedly held by the Trustees. After discussion of the proposed responses and the Friends of the Beach proposal for a grove improvement project, the two drafts and the accounting statement recording CBIA deposits and withdrawals from the Trustee's account were approved.

The drafts will be reviewed with Ulmer Berne. The Trustees will ask the CBIA, Inc. president for a meeting at which the letters will be delivered in person by a Trustee delegation. CPT discussed the CBIA, Inc. use of the beach house for neighborhood functions. Beach House reservations must be made in the member's name and payments must come from beneficiaries in order to comply with IRS regulations. Other neighborhood groups wishing to use the beach house for fund raising events will be treated the same as beneficiaries of the Trust and fees for the beach house will be waived.

**FOB:** The Friends of the Beach group sent a letter to all CP lot owners regarding the Grove Project. A meeting to vote on the project will be held at the beach. All funds for this project will be held in separate CPT account solely for this project. Graves will open a new account at FFL for these funds.

**Reservation system:** Joe Kerrigan is in the process of updating the system to allow residents and CC members to reserve picnic tables on their own if they wish.

**Assessments:** A resident of the park contacted Graves to inquire about the increase in their assessment. Graves then deferred the question to Pyke who spoke to the resident. It seems that the resident's land value amount was decreased by the county after the CP assessments were calculated. The assessments are based on the county-established land values and they were reset last year. The complaining resident's land value was reduced after last year's reset, allegedly because an error was made in the reset, so the resident's CP assessment, based on the reset value, was higher than it would have been if the reduced value were used; the resident requested a credit for the overpayment of the 2013 assessment. After discussion, it was agreed that because assessments are based on the year-end county land values, no credit will be given to the complaining resident for 2013 or 2014.

**Next Meeting: Friday May 3, 2013 7:30 am at the beach ( weather permitting)**