



CLIFTON BEACH 2021 Annual Meeting

WEDNESDAY MAY 19, 2021
7:00 P.M. ~ VIA WEBCAST

Agenda

- Introduction-Trustees & Staff
- Announcements
- 2020 Projects Completed
- 2021 Planned Projects
- Financial Review
- Legal History & Update
- Q&A

2021 Clifton Park Organization

- Trustees - Warren Coleman, Rob Frost, Mary Ellen Fraser, Jim Seibert and Ryan Meany
- Secretary / Treasurer – Nancy Graves
- Superintendent– Tony Gallagher
- Guards:
 - Rich Flood
 - Tom Krist
 - Ray Long
 - Harry May
 - Jim Slagle
 - Bob Weist

Announcements - Trust Governance

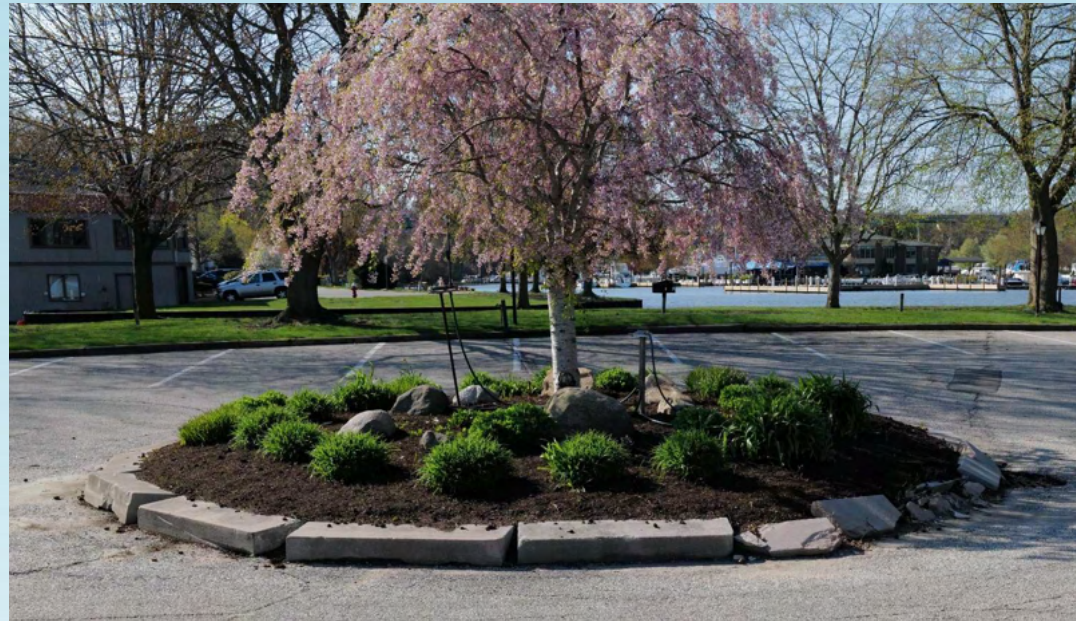
- 2020 990 and 990T filed
- Minutes of Meetings and financial records
- Trust website: <http://cliftonparktrustees.org>
 - Includes Trustee and Secretary Contact Info

Announcements

- The Clifton Club will again offer the Beach Cart to all Beneficiaries and Club Members this season.
 - Serving food and beverages
 - Non-club members may pay with credit card
 - Info being mailed to Park residents by Clifton Club
- Rules highlights
 - Provide guards with guest lists and sign in any walk down guests
 - Daytime reservations begin at 12pm
 - No geese patrol dogs after 12pm, and one dog per scarf
 - No paddleball after 9pm
- New items
 - Pickleball lines have been added to one tennis court
 - Clifton Beach Social Club is planning several summer events
 - <https://www.facebook.com/groups/cliftonbeachsocialclub>

2020 Projects - COMPLETED

- Beach House Ceiling
- Beach House Painting
 - Including the Flagpole and Merry-Go-Round
- Tennis Court Resurfacing
- Rebuild “the Circle”
- Sprinkler system installed in gardens
- Work on Multi-year Projects
 1. Storm Sewer Drainage
 2. Retaining Walls, and Road Repairs



Background - Drainage, Retaining Walls, Road Repairs

- Situation Summary

- Two primary retaining walls provide hillside support under the Beach access road
 - Condition ranges from Poor/Failing (upper) to Fair (lower)
 - Will require replacement and/or reinforcement
 - Long-term monitoring of the access road for movement
 - There are related sewers connected with road – condition unknown
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- The work is:
 - Significant (\$\$)
 - Likely multi-year

a. Upper Wall (in Woods)



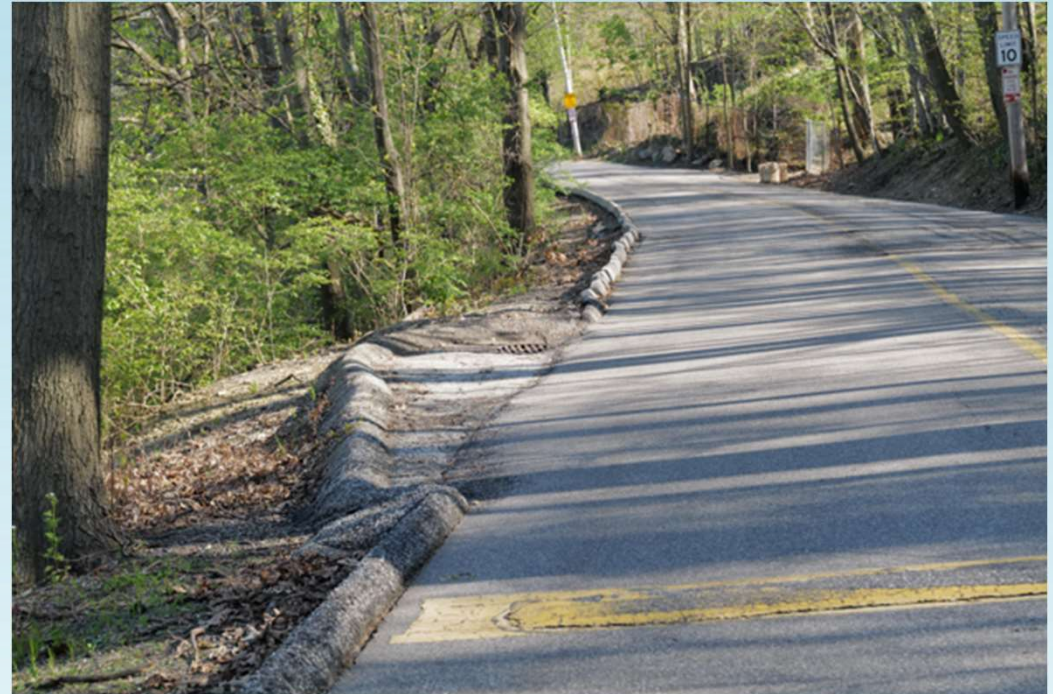
b. Lower Wall (entry)



Background - Drainage, Retaining Walls, Road Repairs

Development Process

- 2019 – Initial Engineering
 - Hire engineering firm
 - Survey the existing site
 - Define the technical requirements for scope and cost estimates
 - Solicit budgetary estimates from several contractors
- 2020 – Prep and Planning
 - Engage commercial plumbers to clean sewers, inspect (with video cameras) the system, document locations, and report
 - Develop a phased construction plan based on findings (sewer priorities, walls, road, etc.)
- 2020-2022 - Construction
 - Phase construction work based on plan, depending on priorities and budgets
 - If/when road repair occurs 1 lane access will be maintained and ideally “off-season” to minimize impact



Lower Wall – Substantially Complete (x/Landscaping)



Upper Wall – Substantially Complete (x/Landscaping)



Drainage System – Substantially Complete (x/Landscaping)



Drainage – Cleaned and Rebuilt Sewers Completed



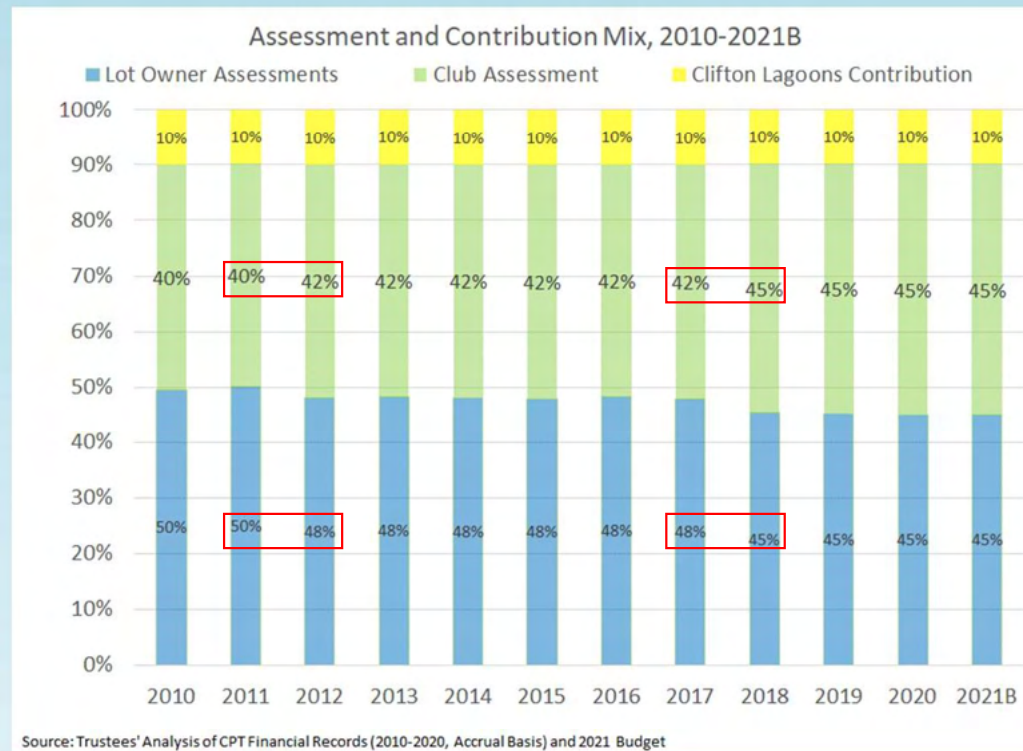
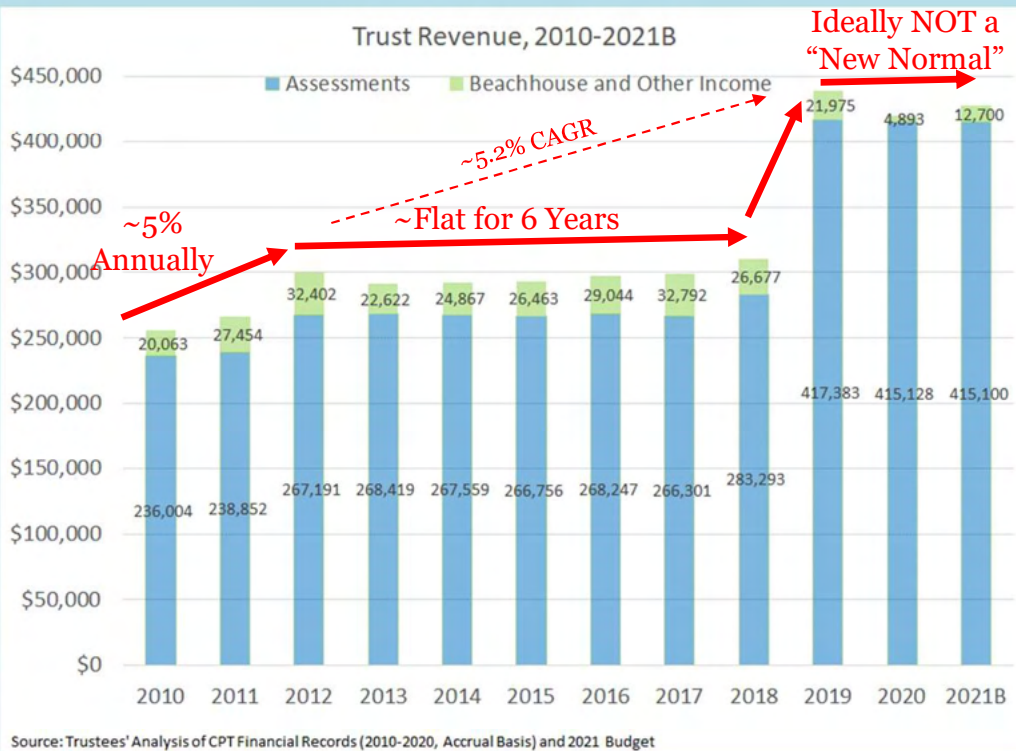
2021-2 Projects - Planned

- Completion of the Drainage project landscaping
- Shotcrete wall on upper Beach Road
- Restore landscaping around recent construction (swale, retaining walls)
- Restore Volleyball Court in new location
- New PC and cameras for Guard House
- Continued planning and analysis of road resurfacing
- Continued planning/prep for Riverfront Bulkhead (budget permitting)

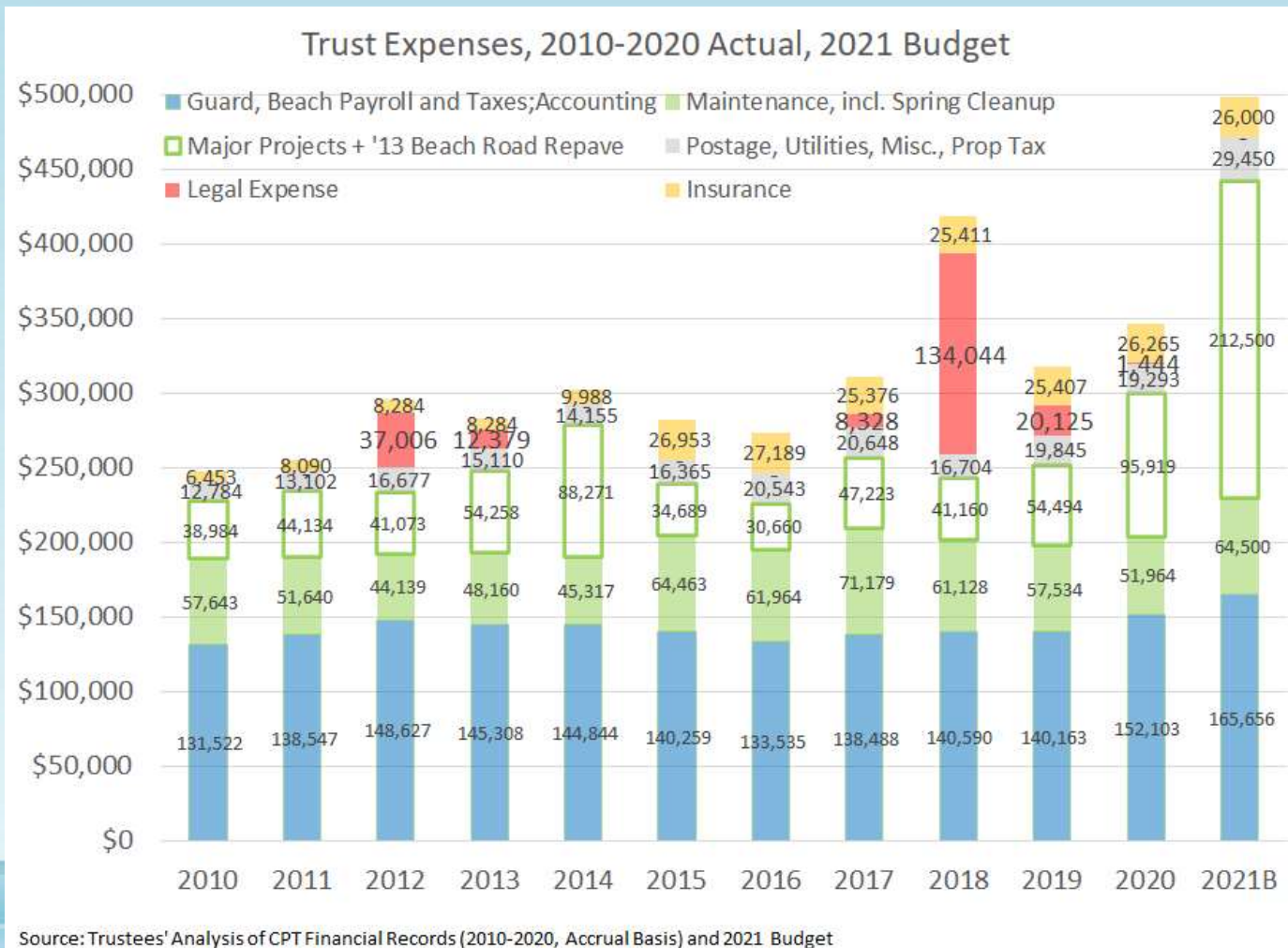
Riverfront Bulkhead



Trust Revenue – Update to 2021B



Trust Expenditures – Actuals to 2021B



2. LT Maintenance is large (Retaining Walls, Beach Road Prep, etc.)

1. The majority of expenses are stable with normal growth and variances.

Financial Recap

- The Trust's Reserve to manage seasonal cash management for LT/Capital Maintenance is back to historic strength.
- We will continue to provide periodic updates on the Major Capital Maintenance projects as they develop.

Legal Update

- Lawsuit filed in July 2020
- Motion to dismiss filed by the Trustees – awaiting Court ruling

Q&A Session

- If you have a question, please type it using the “chat” feature in Zoom.
- Trustees will read your question aloud and answer