

Present: Fraser, Frost, Meany, and Graves were in person at the beach. Coleman and Seibert joined the meeting via conference call.

Minutes: Minutes from the meeting on April 30, 2021 were approved with edits and will be posted on the web site.

Financials: No issues noted. The secretary noted there were 5 property owners with outstanding and past due 2021 assessments as of this meeting.

Legal Update: No significant Court activities or decisions have occurred since the April Trustee Meeting.

Maintenance: The final landscaping on the upper and lower retaining walls has been completed. CPT will be in contact with Cardinal Paving to finalize its previous proposal and quote for the paving of Beach Rd and to get an approximate starting date for this next project.

CPT will send notice by letter to the two homeowners whose fences border the sewer/swale area. It will outline that CPT will accept responsibility for payment of removing the existing fence with a contractor that the homeowner chooses or gives CPT permission to have a contractor of their choice do the removal. The letter will be returned to the secretary by June 30, 2021. CPT will also contact their own fence contractor to get a quote for removal of the existing fence along the 2 homeowners property and also to repair the fence that once was the ball field backstop.

CPT approved to place the current volleyball posts and a new net on the beach in front of the playground.

Clifton Club Update: CPT will notify the Club leadership to keep CPT informed of plans proposed by the Clifton Club to replace the current stairs leading off Club property. These stairs would then give access to the road. CPT wants to work with the CC to make sure there is a safe and manageable outcome.

Maintenance Supervisor: Fraser will speak to Tony regarding the preparation work necessary for rentals of the beach house. Currently, the Secretary sends the member a date confirmation and a drawing of the table placement in the beach house for each event. If a member would like the tables arranged differently, they are to give notice to Tony prior to the event. Fraser will meet with Tony to see if this procedure is operating effectively or an issue.

Dogs at the beach: CPT will notify the guards to notify any member that is in violation of the one dog at time rule. If a member has repeat violations, they will be notified by letter that their table reservation privileges will be suspended.

Meany and Seibert were excused from the meeting at 7:50 am.

The next meeting was not decided at the conclusion of this meeting. The date will be determined by email.

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