

Meeting Minutes - Clifton Park Trustees Meeting – Friday, October 31, 2025

Present – Trustees, Coleman, Fraser, McCaffrey, Meany, Seibert, and Secretary Graves met at 7AM at the beach.

Minutes – The Trustees reviewed and approved the minutes from the Trustee meeting on September 29, 2025. The minutes will be posted on the website.

Financial Review – No issues were reported.

Major Projects and Maintenance – Winter storm shutters have been ordered and will replace the boards that were previously placed on the beach house exterior North and West windows and doors. Once they are received by the installer, installation will take place. Delivery and installation is expected before the Christmas season, CPT discussed the electrical upgrade to the lighting along the boardwalk. Once CPT receives the quote from Clock Electric, plans will then go back to the engineer for review. Ballard type lighting for along the picnic tables and pole lighting from the beach house to the playground was discussed. Seasonal closing is currently in process by the maintenance custodian.

Trustee Coleman will compose a draft list of potential major projects for 2026-2028 that will be evaluated and prioritized at the yearend retreat.

Staffing for 2026 – CPT discussed the need to continue recruiting for new guards for next season. The secretary will send the current guards' letters in March of 2026 asking their status on return for that season. CPT discussed the role of a current guard who may step into the role of the Maintenance Supervisor for the 2026 season. Trustee Fraser will research payroll guidelines pertaining to overtime.

Clifton Beach Racquet Committee – Trustees Meany and McCaffrey met previously with members of the racquet committee. McCaffrey shared their draft of proposed tennis court rules for the 2026 season. This document will be circulated by email to the Trustees for refinement. Once a final copy is approved, the racquet committee will be notified of the final rules and thanked for their time and input.

17884 Beach Property Research – After extensive research of historic records by the Secretary and Trustee Seibert, Trustee Seibert shared an adopted Trustee's resolution dated July 31, 1973, pertaining to the desire of the then owners of 17884 Beach Rd to alter the rights, responsibilities, and privileges of the 17884 property to align it other Clifton Park Land and Improvement Subdivision properties in return for paying the regular assessment at the same rate charged against other residents.

This matter requires additional research to resolve whether this resolution was fully implemented, and when and why – if implemented – it ceased. The Secretary and Trustees will continue archive research and report at the year-end retreat in December.

Lagoon Gate Proposal – This matter will be discussed in further detail at the year-end retreat. The topic has numerous one-time costs, annual budget, and potentially complex operational impacts that require further review and consideration.

Next Meeting – Annual year-end retreat, Thursday, December 18 at 3:00 pm at the Clifton Club.