

Meeting Minutes - Clifton Park Trustees Meeting – Thursday, August 27, 2026

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 July 30, 2026, with edits. The minutes will be posted on the website.

Financial Review – No substantial issues or budget variances were reported.

Beach Personnel – Matt Miller, the beach custodian, joined the meeting at 7:06 am. Matt questioned the next steps on the raised dirt from the lighting project and whether he should be attempting to grade this at this time; Trustees advised Matt that the contractor (Clock Electric) has the primary responsibility for grading after some initial settling, including some root removal and will coordinate any special needs with custodian in early September. CPT will also reassess any additional grading needed in early spring after the normal winter season beach elevation changes.

After Labor Day, the custodian will focus on the planned beach house deck maintenance and repairs. The beach house deck railing will need to be repaired to replace some rotting sections on the north side. Matt will research different material options and suppliers and report back to the Trustees. The deck flooring will be cleaned and painted prior to the winter season. The several grills that are sitting low in the sand due to shifting sand will need to be addressed. CPT is reviewing options on whether the sand should be removed (re-grading) or to have Nielsen Construction use his equipment to dig those out and install them back at a higher level. Matt was excused from the meeting at 7:38 am.

Maintenance Projects and Updates – The bollard lights have now been installed and have been operational ~ 2week. CPT discussed the significant issues with new lights installed along the boardwalk, with special focus on several bollards breaking/failing completely at the base. Clock Electric was present at the beach doing trouble shooting of the lights in the playground area during the Trustee meeting. Trustees Coleman and Seibert will meet with the project contractor (Clock) and engineer (ETS) next week to make correction plans. The loose boards on the pergola over the kiddie swing area on the playground have been secured and CPT will have the custodian remove the caution tape and closed sign.

Legal Update: A Court directed mediation was attempted in the 2020 Dueck case, but no resolution was reached. A final hearing on the fees will be scheduled by the court. A response to the de Swart complaint will be filed in September.

Permissive Rights Letters: The Secretary will send permissive rights letters to the current Lagoon property owners. This was last done in 2021 and will be done every 5 years going forward.

Next Meeting - Monday, September 28 at 7 am at the beach