



Minutes for May 25, 2013 Meeting

Attendance: Carolyn Bird, Arthur Bradley, Marylou Bradley, Tom Colarusso, Joe Coletti, Don Gallucci, Jennifer Gallucci, Barbara Ham, Dave Ham, Patti Howard, Paul Howard, Jim Knox, Tom Lavoie, Betty McInerney, Angela McLeod, Mike McLeod, Brian Thomas, Ken Lefebvre, Kim Kusiak, Tom Greenough, Tom Lavoie

With Quorum met, Tom Colarusso called the AVIA May 25, 2013 meeting to order at 9:11 am.

A motion was made and seconded to accept the minutes from the September 1, 2012 meeting, and the motion was passed.

The board welcomes new members Kim Kusiak and Tom Greenough to AVIA.

Beach Committee Report: Paul Howard

Paul reported that since November, 12-15 inches of sand was reclaimed from the Sucker Brook. AVIA spent \$1500 to dredge the Sucker Brook. A 4-inch high berm was added to the beach, and a berm was also added in the parking lot. Gravel was added to the parking lot. The swim floats are out, and the beach is ready.

Eric Adams was hired to perform beach maintenance duties as required.

Brian Thomas requested that dirt and gravel be added at the steps to the small beach in an effort to lessen the depth. Brian also communicated that the DEP recommends adding a berm to the top of the steps. Brian and Paul will contact Heather True regarding reimbursement for improvements.

Paul is looking for suggestions for a use for the old float.

3-4 people are needed to help rake the beach on Sunday.

AVIA recognizes and appreciates all of Paul's hard work and dedication as the Beach Committee Chair. Great work, Paul !

Boat Dock Committee Report: Mike McLeod

Mike reported that this year's installation of boat docks went well. A finger broke off of one of the docks, and is currently sitting in the brook. The company has been called and the repairs will be taken care of. 1 new jet ski slip has been rented. Resurfacing of docks will happen the last week of May. 1 boat slip is available for rental this year. No other major changes to report, and no additional expenses have been incurred this year.

Brian Thomas mentioned that an AVIA neighbor has complained in the past about adding boat slips.

Treasurer's Report: Carolyn Bird

Carolyn reported that our current checking account balance is \$27,940.64. The overage from the 2012 beach project was reconciled through other budgeted monies. \$9,710 worth of dues has been collected so far. Carolyn's "income by owner" report reflects several owners outstanding regarding dues. Joe Coletti will work with Carolyn to help collect outstanding dues.

Kim Kusiak asked if the association can threaten delinquent members' deeds. Tom Colarusso said no.

Old Business

Tom Colarusso raised the topic of Deeds. A number of members who have purchased beach rights needed their deeds amended to reflect this. An easement deed was created, voted on and approved. The new language in the easement deed offers the highest level of protection, and prevents overburdening of beach rights. One specific clause of the easement deed requires that a home must be on a lot.

The old deed language reflects that dues of \$15 per year must be paid. However, the new deed language must be used going forward. Tom urged members to look at their deeds for correct language.

Ken Lefebvre suggested recording the corrective deed.

Tom asked AVIA secretary to send out old and new deed language with the meeting minutes for comparison.

Dave Ham mentioned that the language in paragraph 5, regarding assessment, must be cleaned up. Tom Colarusso urged that we make no changes to the document.

Mike McLeod made a motion to discuss, at the board level, the pros and cons of those currently with deeded rights , changing deeds, and present findings to the members at the fall meeting. Don Gallucci seconded the motion. Motion carried. One member opposed the motion.

Tom Colarusso made a motion to reconfirm adoption, in present form, of easement deed going forward. Brian Thomas seconded the motion. Motion carried.

Don Gallucci suggested highlighting changes for members, in order to simplify going forward.

Jim Knox asked if there were any conflicts in the easement deed regarding single family vs. multifamily homes. Per Tom, the answer is no.

Joe Coletti discussed addressing non-payers. It was agreed that direct contact with members not in good standing should be the first step. Filing liens, at a cost of \$16 per lien, was discussed. No firm decisions were made.

New Business

The attorney handling the selling of the Yeager property discovered that large beach rights were not included on the Yeager deed. Tom stated that the new easement deed language was used.

AVIA board was made aware that incorporated status had expired in 2005. The current AVIA board created Articles of Incorporation, filed a liquidation deed creating a clean chain of title, and we are now back in the clear.

Carolyn will now set yearly reminders to file reinstatement for incorporation.

Patti asked if any articles are expiring this year. Per Tom, the answer is no.

Ken Lefebvre suggested that new language be firmed up and filed.

Mike McLeod asked if there are any concerns about the legality of the boat slip additions during the time of loss of incorporation. Ken said no.

Tom Colarusso informed the members that Phil Maclean passed away in March. Dave Ham spoke warmly about Phil, and made a motion to donate \$100 to the American Cancer Society in memory of Phil. Paul Howard seconded the motion. Motion carried.

Tom mentioned that AVIA officers terms are coming to an end. Please contact a board member if you are interested in holding a position on the AVIA board.

Paul Howard is looking for a new band for the Labor Day party. New bands and dj's were discussed. No firm decisions were made.

Brian Thomas is selling raffle tickets for the Bridgton Lions Club, at \$5 per ticket. Please see Brian if you'd like to purchase one.

A motion was made, seconded and passed to adjourn the meeting at 10:20am.

Respectfully submitted,

Jennifer Gallucci, AVIA Secretary