



## AVIA September 2, 2006 Meeting Minutes

**Attendance:** Joe Coletti, Paul Gravalles, Eleanor Fieldhouse, Arthur and Marylou Bradley, Brian Thomas, Meredith Thomas, Pete Black, Tom Lavoie, Kerri St Jean, Jim and Claire Knox, Dave and Barbara Ham, Bob McIntock, Tom Colarusso, Ken Lefebvre, Mike Mitskewics, Lynda Perrine, Jeff Houston, George Mackay, Bobbie Maclean, Scott Bowden, Betty McInerney, Paul Howard, Frank Carvalho.

With Quorum met, Ken Lefebvre called the meeting to order at 9:10 AM.

Acceptance of the minutes from May 27<sup>th</sup>, 2006 was motioned by Ken Lefebvre, seconded by Frank Carvalho and unanimously approved.

### **Treasurer's Report:**

Tom Colarusso began the report saying things are better but not great. There is \$13,000.00 available for next year and a budget for about the same.

Tom proposed a budget for review.

Jeff Houston asked how much the beach damage was for last winter and Tom replied \$1,200.00.

### **Beach Committee Report:**

Joe Coletti gave the Beach report and mentioned he is trying to get funds for street runoff water making it's way to the pond via the beach causing beach erosion and pond water pollution.

### **Dock Committee Report:**

Tom Lavoie began the report mentioning there are 5 names on the waiting list for a dock.

Jeff Houston asked about the damage last winter to the docks. Tom explained some of the issues.

There was discussion about replacing some of the fingers on the docks.

**Old Business:**

A motion by Ken Lefebvre to maintain the current fee schedule was seconded and unanimously approved.

Conveyance of Large Beach rights was discussed. Ken Lefebvre stated that the bylaws protect overburdening of an easement and may prevent one property yielding rights to several parties. Ken said it is easier to change bylaws than conveyances. Frank Carvahlo said bylaws are weaker than a deed. Dave Ham mentioned we have a right to sell beach rights to whom we please. Bob McIntock suggested a clause to explain beach rights to all new owners be put in the bylaws. Ken agreed and the issue will be voted on in the next meeting.

Tom Colarusso and Ken Lefebvre mentioned that all in the association should pay small beach rights.

Jeff Houston Motioned to increase the boat dock repair and maintenance allowance from \$2,500.00 to \$4,500.00 to help repair worn fingers. This was seconded and unanimously approved.

**New Business:**

A motion to restrict access to a mooring via AVIA waterfront was brought by Ken Lefebvre, seconded and unanimously approved.

Bob McIntock motioned to strike any mention of moorings in the beach or dock rules. This was seconded and unanimously approved.

Bob McIntock motioned to prevent the conveyance of beach or dock rights to several parties from a single property so as to protect against overburdening. Tom Colarusso added that some mention of fractioning ownership be in the verbage. This was seconded and unanimously approved.

As for a motion to amend dock rule 2 Ken decided we would go to a 3 year plan to eliminate the waiting list pending the results of a slip count per the Town of Bridgton. A motion to take no action was seconded and unanimously approved.

A motion to keep the fee schedule as is was seconded and unanimously approved.

A motion by Joe Coletti to amend the beach rules for guests stating that guests must be staying at the residence of a member in good standing or with a member in good standing. This was seconded and unanimously approved.

A vote restricting dogs from being allowed on the beaches will be brought to vote next May.

Next meeting a vote on subleasing a boat dock for profit will be voted on.

A motion to revoke boat slips for any members not in good standing will be voted next meeting.

Respectfully submitted,

Paul Gravallese,  
Secretary AVIA