



Cedarhurst Association Inc.
67 Mohawk Trail Sandy Hook CT 06482

October 3, 2023 Board Meeting

Attendance:

Board Members:

Carol Rowe
Denis Guay
Wendy Brandt
Tony D'Angelo
Bruce Lafky
Karli Lowy
Matt Dickie
Tim Lockhart

Cedarhurst Members:

None

President Comments:

None

Member Comments:

- Monthly member emails: multiple people are not receiving them. Going forward Denis will send from his personal email.

Minutes Approval:

July 19, 2023 minutes – Tony D'Angelo approves motion, Bruce Lafky seconds the motion. Minutes approved.

Old Business:

None

New Business:

- Membership Guide disbursement
- Finances: starting balance \$21,229.
 - Expenses: landscaping (tree work \$220)
 - Stairs: top priority. One full staircase needs to be replaced. Approximately 20 feet with railings. Possible phase development. Will get 3 quotes and see which one is the best priced.
 - Water balance: \$11,126
 - Docks: \$1,000



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- \$27,026 currently in a money market
- 2024 Member Party: block party? Food truck? Start planning in January 2024. \$1,500 to roll into party from no party in 2023 + \$1,500 for this year = \$3,000 budget.
- Light pole and stairwell lights are not in working order. Electrician needed.
- Beach:
 - Matching benches, get rid of mismatched ones
 - Kayak racks: replace old ones.
- Garden Club:
 - Hill: potentially put a mat down. Annual expense and/or project. Volunteers needed to make it happen.
 - Pump house/mailbox landscaping: will need money to take on this project
- Tank: \$350-\$400 to clean it off
- Treasurers report:
 - money market money is in Raymond James.
 - Initial input - \$27,000. No possibility for loss of principle. It's in a money market.
 - Interest is over 4%.
 - Discussion of switching banks for a better interest rate. Will give this matter over to the Finance Committee.
 - Wendy Brant motions to approve treasurers report. Tony D'Angelo seconds the motion. All members in favor. Treasurers report approved.
- Water shut off (tentative): 11/14/23. Denis motions to approve the water report. Tony D'Angelo seconds the motion. All members in favor. Water report approved.
- Docks come out 10/15/23 at 10am. Potential penalty for boat users who do not participate. Due to it not being written in the bylaws it cannot be enforced. A discussion will be had regarding adding this stipulation to next years bylaws. Coffee and sandwiches provided. Tony D'Angelo motions to approve. Bruce Lafky seconds motions. All members in favor. Docks out day approved.
- Matt Dickie to offer services helping members take their boats out of the water (10/7 and 10/8).
- Social Committee:
 - will provide food at 'docks out day'. Denis to provide coffee and individual creamers.
- Roads: waiting for a response back on resurfacing Mohawk Trail. Using funds for patching.

Open Forum:

- AirBnB: Newtown hasn't made any advances on language changes. The meeting is 10/5/2023. Follow up/revisit after the town meeting.
- Potential next meeting: 11/8/2023 @ 7pm.