



Cedarhurst Association Inc.
67 Mohawk Trail Sandy Hook CT 06482

May 8, 2024 Board Meeting

Attendance:

Denis Guay
Jackie Poplaski
Wendy Brant
Carol Rowe
Tony D'Angelo
Bruce Lafky
Jeff Schult
Timm Lockhart

President Comments:

- Denis sent a note to The Association re: what was discussed at the April 2024 board meeting and invited any Association member to join the June meeting.

Member Comments:

- None

Minutes Approval:

Motion to approve Minutes from April 2024. Tony D'Angelo motions to approve the minutes. Bruce Lafky seconds motion. April 2024 Minutes are approved

Old Business:

- None

New Business:

Finance Committee:

- 35 dues have been paid as of 5/8/2024.
- Additional items paid for as of 5/8/2024: 10 kayaks, 7 boats, 3 mailboxes. There are 10 total kayak slots. All 10 have been paid for. There are no more kayak slots available.
- We are under budget so far. Going forward line items will be tracked against what the budget is.
- \$7,000 has been budgeted for the stairs project. As of 5/8/2024, \$2,062 has been spent. The final bill will be about \$8,500.
- Fiscal year so far – \$21,2219. Revenue so far is \$36,079. Expenses to date are \$7,006. Current cash balance as of 5/8/2024 is \$29,072. The money market balance is \$28,093. Cash balance as of 5/8/2024 is \$57,165. Bruce Lafky motions



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to approve the treasure reported. Tony D'Angelo seconds the motion. The treasurer report is approved.

Water:

- Testing came back perfect. We are still waiting for radon results. Opening was \$200 less than last year. \$11,526 is the water balance.

Beach and docks:

- Repairs to the docks will be made. A skid steer will be acquired to address the sand/erosion. Additionally, a few boards from the docks need to be replaced this year.

Social committee:

- The annual picnic will take place on 7/20/2024. Wendy Brant reached out to several places re: tents. The cheapest one was in Cheshire and they would not come to Sandy Hook. Taylor Rental quote thru David Grant for one 20x30 tent is \$760. There is an additional \$150 fee for delivery and pickup. Some members have looked into the option to purchase a 10x20 tent and the cost came back around \$150. After much discussion, the board has decided to make this a BYO small tent/blanket/beach chair event.
- **THANK YOU to Jackie Poplaski, Denise Wiley, Denis Guay and Wendy Brant for the food, drinks, and coffee at docks in day and beach clean up day.**

Projects:

- The stairs has begun! It is slotted to be finished before Memorial Day 2024.
- The reason we are over budget by \$1,250 is because of the increase in the price of materials. The materials were expensive because there will be 3 sections of metal steps with each sitting up on a wooden platform. The steps are also wider than what we previously had.

Roads:

- Some of the basins were clean and the roads were swept.
- There is a continued effort to have the town of Newtown pave Mohawk Trail. Algonquin Trail will be 2nd up for paving and Pequot Path will be 3rd in line.
- Tony D'Angelo met with a town engineer to address the freezing of Lakeview Terrace.

Rats:

- A pest control specialist reported that rats will go where chickens are. Denis Guay will follow up with the board asap an any movement re: rodents.

Open Forum:



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Voting in of special members:

- The bylaws state that after designation and upon payment of dues, the Special Member will be a member for one year.
- Jessie Payne designated Patrick Collins as a Special Member. This election is effective contingent upon payment of dues.
- Wendy Brant amends the motion to include dues and water fees in the Special Membership. Tony D'Angelo motions to approve and Bruce Lafky second the motion. Motion to include dues and water fees in the Special Membership approved.

The next meeting will be Wednesday June 12th at 7pm

Motion to adjourn: Denis Guay motions. Tony D'Angelo seconds the motion. Meeting adjourned.