

**Lake Williams Beach Association (LWBA)
General Membership Special Meeting
Second Beach, Lake Shore Drive Lebanon, CT
6:00 PM, September 4, 2024**

BOD in attendance: Jon Vigurs, President
Kimberly Meanix Miller, Secretary
Claudette Soboleski, Treasurer
Marty Varhue, Tax Clerk
Joe Jankowski, Christy Kelly and Jim Russo, Directors

BOD excused: David Gendreau, Vice President
David Theroux, Director

Non-BOD Association Members Present: Dawn Jacques of 239 Lake Shore, Christine Northcutt of 29 Lake Shore, Linda York of 249 Lake Shore and Jason Young of 284 Lake Williams

Non-BOD Association Members Providing Proxy Vote Power: Ladd Bethune of 49 Lake Shore to Christy Kelly, Kimberly Cavanna of 23 Lake Shore to Jon Vigurs, Teresa Gilbert of 57 Lake Shore to Jon Vigurs, Rita Lemery of 228 Lake Shore to Christine Northcutt, Catherine Monnes of 11 Lake Shore to Claudette Soboleski and Victoria Silberstein of 235 Lake Shore to Dawn Jacques

Guest: Resident Laura Martin (Serbin) of 121 Lake Shore

1. CALL TO ORDER *President Vigurs called the meeting to order at 6:04pm.*

2. INTRODUCTION AND OPENING

President Vigurs thanked everyone for patience while the new board finds their way reiterating that he's putting together a standard operating procedure document to help with future transitions. He noted the confusion over the notice for the special meeting originally scheduled for August 26, 2024, and explained that this was needed in advance of other topics that will be on future general membership meeting agendas because of the need to act quickly on the insurance quote. He said that the projected costs for improvements for Beach One are going up and they need to complete the letter for the old business regarding the encroachment on Beach Two.

He also said that he had thought he had the power to allow the finance committee to make a decision regarding a special situation regarding a back tax issue. He reiterated

that the board is doing its best and appreciated the patience. He then posed the question if they could have a board meeting simultaneous with a general membership (special) meeting. Dawn said that they have not done so in the past. Secretary Miller said that she understood they would have to be separate, but nothing prevents them from holding them back-to-back. Treasurer Soboleski emphasized that the projected length of time of each agenda would be an important consideration.

President Vigurs continued saying that they are working on the letter to address the encroachment issue on Beach Two as directed by the vote of the membership at the most recent annual meeting. He stated that regardless of the attorney that drafts the letter, the board would work to ensure that the association's interests are protected. He emphasized that they are not selling or leasing property, it's just a permission letter. Secretary Miller expressed concern about spending money on legal fees over beach improvements but was conflicted as she did not feel qualified to evaluate a legal document in the best interest of the association. She also questioned if we know what an attorney representing association interests would advise about entering such an agreement because she could not recall if that legal opinion was sought and received by the association. Dawn questioned personal liability as a member of the association. Director Jankowski agreed that it would be helpful to get a legal opinion on that question.

3. PROPOSED BUDGET AMENDMENT

President Vigurs introduced the topic to increase the insurance line item from \$3850 to \$4800 emphasizing that there is a sufficient balance in the general fund to cover the added expense with no need for an additional levy. Treasurer Soboleski referenced the proposed budget amendment document available for members present as well as the insurance quote itself (attached) and said that even with this increase, they are proposed to have \$1167 remaining in the general fund. She cautioned that one insurance policy is due in April of 2025 and the premium could increase. Tax Clerk Varhue asked what the proposed policy covers to which Treasurer Soboleski replied saying the gazebo at The Acre and the dock, boat ramp and gate at Second Beach, each with a \$1K deductible.

Director Kelly asked if it was replacement value or market value saying she'd be surprised if it was replacement value speculating the gazebo at The Acre isn't worth the \$1K we'd pay in deductible. Director Varhue questioned the value of insuring the gazebo. Treasurer Soboleski emphasized they could try to break it apart, but they would have to have it quoted and there's a chance the insurer would have no interest. Christine asked if the deductible was per year or per incident and Director Kelly replied saying per incident reading some of the limitations of the proposed policy such as if the gate or dock were hit, weather events, etc.

Christine asked about the insurance, or lack thereof, of someone who may be responsible for the damage. Treasurer Soboleski noted that our insurance provider

would fight and go after them. President Vigurs questioned the various scenarios. Director Kelly said she didn't think they'd have any occurrence that would cost them over the \$1K deductible. Laura asked what would happen if the dock was damaged pulling it out and putting it in and Director Jankowski speculated that would be seen as wear and tear. Director Kelly indicated that if we don't pay for the insurance, the association would have additional funds to cover any accident that did occur. Treasurer Soboleski supported that statement saying they would have \$2200 unbudgeted before they would have to pull from other planned project expenditures.

Christine expressed confusion between the \$900 insurance figure and the \$519.20 and Treasurer Soboleski answered saying the latter was expenditures to date. Christine asked if they got three quotes and Treasurer Soboleski said they were lucky to get one with the lack of enthusiasm expressed by the insurance company and the length of time it took to get the quote. Director Russo reiterated the lack of enthusiasm on behalf of insurers saying he almost couldn't get insurance on his home. Secretary Miller confirmed that if it were the will of the membership, they could vote on a subset of property coverage at a certain funding level, seek the quote after and would only have to have another meeting if the quote exceeded the authorization. Dawn asked about the previous vote increasing liability coverage from \$500K to \$1M. Treasurer Soboleski stated that was recommended for the Board of Directors. Director Kelly added that they only offer \$1M as a minimum.

Motion **By:** *President Vigurs* **Seconded:** *Director Russo*
MOVE LWBA hereby approves the increase in proposed budget expenditures from the general fund by \$950 to cover property insurance for the gazebo at The Acre and property at the boat launch (Beach Two) including the gate, floating dock and concrete launch pad.

Disc: Director Russo stated that they could lose the opportunity for insurance if they try to break it up. Director Jankowski asked about the timeline. Treasurer Soboleski stated that the quote expires September 8, 2024. A question was asked about the amount this would cost per member property and it was determined to be under \$8. Treasurer Soboleski stated that she would rather the money be applied to beach improvements. Director Russo remarked that someone recently drove right over the gate. Secretary Miller said that insurance companies are in business to make a profit and expressed concern about the balance of cost-benefit if they ever had a claim emphasizing that they may not be successful in getting much in return.

Director Jankowski said he was an advocate for self-insurance noting that given their lack of history of issues, they could spend \$10K over ten years with no return to the Association. Christine questioned if someone were to claim injury or damage from our property but Director Kelly said that it would fall under their liability insurance. Dawn asked if the policy could be posted. Secretary Miller said that she did not favor that idea as she had always been told never to share her personal policies. She continued saying that she did feel strongly that any member should be able to see the policy, however, and should the other board members agree, they could figure out the most

efficient and secure way to make that happen. President Vigurs asked Secretary Miller to put that on the website so Association Members know the Board is happy to share the policy with any interested Members.

Result: Motion fails (4-10-0) with proxy votes cast in favor for Ladd Bethune, Kimberly Cavanna, Teresa Gilbert and Catherine Monnes

4. DISCUSSION / Q&A SESSION

Secretary Miller expressed concern about the use of blanket Proxy votes in the way the Association has used them historically for the exact situation that occurred in this meeting. She continued saying that people that are physically present have the benefit of information that the people absent do not, and it can be very persuasive. She remarked that it could be the results are the same, but it certainly begs the question if they couldn't do better. She said that the Bylaw Committee will be tackling this and welcomed the ideas and input from everybody. She emphasized that she does not want to see the votes of the Membership limited to those who can be physically present but perhaps they could do better gathering information in advance and presenting it to the Membership on paper ballots like a referendum question as a quick thought. Tax Clerk Varhue noted that the referendum documentation is very involved prepared by paid staff. Secretary Miller agreed they would unlikely rise to that level of detail but wanted to somehow bridge the gap to ensure that we continue to maximize member participation in Association votes but also that we maximize the information we provide our Members to ensure their votes are as well informed as they can be.

5. ADJOURNMENT

President Vigurs adjourned the meeting at 6:40pm without objection.

Respectfully submitted,

Kimberly Meanix Miller

Kimberly Meanix Miller

Secretary

Attachments:

Treasurer's Proposed Budget Amendment

Atlantic Casualty Insurance Company Marine Division Property Quote August 9, 2024

Budget Category	Original Budget 2024-2025	Proposed Budget 9/04/2024	Expenses to Date	Balance
Annual Picnic	\$ 750.00	\$ 750.00		\$ 750.00
Beach/Prop Maintenance	\$ 3,400.00	\$ 3,400.00	\$ 656.66	\$ 2,743.34
Board of Directors Legal Fees	\$ 250.00	\$ 250.00		\$ 250.00
Insurance	\$ 3,850.00	\$ 4,800.00	\$ 519.20	\$ 4,280.80
Postage/Copies	\$ 600.00	\$ 600.00	\$ 135.90	\$ 464.10
Property Tax	\$ 2,450.00	\$ 2,450.00	\$ 1,350.83	\$ 1,099.17
Required Emergency Fund	\$ 500.00	\$ 500.00		\$ 500.00
Tax Collection Expenses	\$ 100.00	\$ 100.00	\$ 8.95	\$ 91.05
Utilities	\$ 600.00	\$ 600.00	\$ 99.29	\$ 500.71
Web Page	\$ 200.00	\$ 200.00	\$ 172.12	\$ 27.88
Capital Improvements Beach #1				\$ -
Install Retaining Wall to Level, Terrace Beach Area, Repair Riprap	\$ 7,100.00	\$ 7,100.00		\$ 7,100.00
Grand Total	\$ 19,800.00	\$ 20,750.00	\$ 2,942.95	\$ 17,807.05

Beginning Balance 06/01/2024	\$ 4,469.25
Deposits through 09/04/2024	\$ 17,447.55
Subtotal	\$ 21,916.80
Recorded Expenses through 09/04/2024	\$ (2,942.95)
Check Book Balance as of 09/04/2024	\$ 18,973.85
Budget Surplus/General Fund Balance Pending Approval of New Budget	\$ 1,166.80
Uncollected Taxes	\$ 2,267.18
Potential General Fund Balance at End of Year	\$ 3,433.98

Insurance Cost Breakdown

General Liability Policy Period 5/1/2025-5/1/2026 Due in April of 2025	
Estimated cost based on amount paid in April of 2024	\$2,800.00
Non Profit Director and Officer Liability Policy Period 7/1/2024-7/1/2025	
Paid 6/21/2024	\$393.20
Future Installment Due 11/18/2024	\$369.80
Surety Bond Paid In Full 6/21/2024	\$126.00
SubTotal	\$3,689.00
Property Insurance Policy Period 9/8/2024-9/8/2025	\$1,034.00
Total	\$4,723.00

MARINE DIVISION QUOTE

Date: August 09, 2024 10:30 AM

Applicant: Lake Williams Beach Association
 P.O. Box 52
 Lebanon, CT 06249

Quote #: 3072408091B1

Issuing Company: Atlantic Casualty Insurance Company
 (Non-Admitted)
 A.M. Best Rated: A+ (Superior) IX
 400 Commerce Court
 Goldsboro, NC 27534
<http://www.atlanticcasualty.net>
<http://www.auto-owners.com>

PREMIUM SUMMARY

POLICY TERM: FROM: 8/9/2024 TO: 8/9/2025 AT 12:01 A.M. STANDARD TIME (AT ADDRESS OF APPLICANT AS STATED HEREIN)

Quote is valid until 12:01 A.M. on: 9/8/2024

COVERAGE	PREMIUM	
Commercial Property <i>Gazebo</i>	\$250.00	
Marine Property <i>Dock + ramp</i>	\$500.00	
Commercial Inland Marine - Miscellaneous Property <i>Gate</i>	\$100.00	
COMMISSION	Total Quote Premium w/o TRIA:	\$850.00 Tax: \$34.00 + Policy Fee: \$100.00
10%	Inspection Fee:	\$0.00 <i>+ agent fee 50</i>
HOME STATE	TRIA Coverage (Optional):	\$250.00 <i>11,034 annual cost</i>
Connecticut	TOTAL - w/TRIA:	\$1,100.00 Tax: \$44.00 + Policy Fee: \$100.00

DESCRIPTION OF HAZARDS / OPERATIONS

Private Beach Association

1,000 deductible

LOCATION OF PREMISES OWNED, RENTED OR OCCUPIED BY APPLICANT

(SEE INDIVIDUAL COVERAGE SECTIONS FOR PREMISES COVERED)

- Lake Shore Drive, Lot #5, Lebanon, CT 06249
- Lake Shore Drive, Lot # 64, Lebanon, CT 6249

ITEMS REQUIRED

AT TIME OF BIND REQUEST

- Must advise of the missing information herein denoted by "TBA" and/or "To Be Advised"
- Hard Copy Loss Runs or Signed Statement of NO Loss from Insured (past 3 years minimum)
- The following **ACORD application(s) / supplemental(s)** completed and signed by the Insured and Retail Agent:
 - ACORD 140 - Property Section
 - ACORD 152 - Commercial Inland Marine Section
- The following **Atlantic Casualty Insurance Company application(s) / supplemental(s)** completed and signed by the Insured:
 - Marine Property Supplemental
- Signed TRIA Selection or Rejection of Terrorism Insurance Coverage form (form TRIA 20 12 20) by the Insured
- Completed & Signed Surplus Lines Affidavit (SL-8) AND Completed Due Diligence Form (3 declining)
- Receipt of current color photos of the boat ramp