



The annual meeting of the Civic Association of Short Beach was held on Friday June 1st, 2018, at the Orchard House, 421 Shore Drive, Short Beach, CT.

President Tim Nicholas called the meeting to order at 7:05pm. Also present: Francesca Bickel, Margaret Carpenter, Frances Clark, Christine Collins, Robin Comey, Douglas Hanlon, Alinor Sterling, and Amy Wilson. Approximately 25 community members were present as well including the Zoning Enforcement Officer, David Perkins.

- A. **Minutes:** Frances Clark made motion to approve minutes from 6/1/2017 and Christine Collins seconded. Motion passed unanimously.
- B. **Correspondence:** The CASB received an email from Attorney Peter Cooper of Cooper, Whitney and Francois of New Haven, CT regarding proposal in connection to 4 Valley Street. Alinor Sterling read email into the record with exhibits 1-4 (attached) as prepared by Attorney Andrew Campbell of Branford, CT. Attorney Cooper's legal opinion was that these documents achieved the continued access objectives for the CASB. A motion was made by Alinor Sterling to approve the authorization of Schedule A and subsequent Quit Claim and 2 - Grants of Easement. Christine Collins seconded. Motion passed unanimously.
- C. **Election of Executive and Zoning Board of Appeals members:** Tim Nicholas announced there were 5 positions up for election on the CASB and one on the ZBA. Four audience members announced their intention to run to be on the CASB. After discussion several members withdrew their names based on new member interest.

First nominated was John Graham
Second nominated was Darce DeCosta
Third nominated was Brian Funaro
Fourth nominated was Paula Wilmer

Positions expired:

Christine Collins, Douglas Hanlon, Robin Comey

Members stepping down:

Tim Nicholas, Amy Wilson, Robin Comey, Alinor Sterling

New CASB Slate for 2018:

Christine Collins, Douglas Hanlon, John Graham, Darce DeCosta, Brian Funaro and Paula Wilmer

Tim Nicolas made motion to accept slate as nominated and Frances Clark seconded. Motion passed unanimously.

ZBA Slate

One member of the ZBA was up for re-election, Bob Schwall. Dave Steinman nominated him and made motion to accept slate. Carleen Davis seconded. One no vote. Motion passed.

D. Presentation of a written statement of income and expenditures:

Margaret Carpenter presented the Treasurers report. Checking account balance is \$6,222.65 and Savings is \$81,334.64. Frances Clark presented statement of income and expenditures totaling \$32,086.00. All books were audited and approved.

E. **Budget presentation:** Frances Clark presented budget for 2018-2019 as estimate. Largest expenses are for playground replacement of \$30,000, as well as increased estimate for legal fees and reinstating tree care.

F. **Assessment increase:** Frances Clark reported that the board voted to raise the homeowner assessment fee 10%, amounting to \$5.50 more per dwelling unit.

G. **Parks & Beaches:** Douglas Hanlon reported that Town has committed to funding \$30,000 for upgrades to the playground equipment at Pardee Park. Robin Comey reported that the CASB played an important role by also committing matching funds to the project (\$30,000). Work will begin in the fall. Pictures were passed around of the current condition and the conceptual mockup of equipment to be installed prepared by Alex Palluzzi, Director of Recreation. Douglas Hanlon reported on Bocce Courts and that help will be needed in organizing leagues. Thank you to Brian Dostie, Doug Hanlon, Brian Funaro, Marty Hallier and Val Tatasciore for their expertise and for making it happen. Two benches will be ordered as well. Robin Comey reported she had heard from Alex Palluzzi about fixing basketball courts next week, hopefully.

H. **Valley Street Property:** Tim Nicholas reported on 4 Valley Street and new owners of property were introduced. Reviewed old business regarding community access to Farm River. Attorney Andrew Campbell cleared up decades old rights and property easement confusion. Attorney Campbell and Attorney Cooper came to an agreement with landowners whereas homeowners retain rights to dock and CASB/neighbors have river access. Homeowners and CASB will get a subcommittee together to establish what, if any, further developments that will involve.

I. **Consideration of issues raised by members of the Association:**
None

J. **Motion to adjourn:** Alinor Sterling made a motion to adjourn and Francesca Bickel seconded. Motion passed unanimously. Meeting adjourned at 8:10pm.

Respectfully Submitted,
Robin E. Comey