<u>Draft Minutes</u>

Community Property Meeting
June 27, 2024
68 Oceanview Ave.
4:00pm
Attending: Mark Alperin, Anthony Flint, John Pinkos, Mary Duffy, Cindy Kirtland, Cheri Stabnick, Neal Simon

1. Approved with corrections the minutes of the July 12,2024 meeting.

2. Updated the ongoing property maintenance items. Items included; new stone at the beach parking lot, brush cutback along the ballpark, basketball, and tennis court fences, the tree at the playground, The difficulty of keeping up with the weeding of the tennis court and playground beds as well as the gravel lot was discussed. It is difficult to find a weeder. Also discussed was the reconditioning of the ballfield bulletin board and the immediate area around it.

3. The committee discussed replacing and other options for the Arbor Vitae between the ballfield and the tennis court. Options include trimming, and replacing them with trees or bushes that will not spread as much. Trimming did not seem to be an option as under the outer layer are only "sticks". Further exploration is needed to determine costs of removing and replacing the current Arbor Vitae with the best type of screening replacement. There was also concern about the environmental impact of replacing mature trees with less mature trees.

4. Garbage Collection-Informational Update and Discussion
The committee discussed the new three year contract with CWPM. The contract includes only once-per-week collection in 2025 with options to go back to twice per week in 2026 and 2027. It was also noted that Mott and Chace has arranged for private pickups of garbage at rental properties.

5. The safety inspection of the playground equipment was discussed. The chains and connectors of the swings were replaced to meet the safety requirements.

6. The 2024 final and 2025 year to date budgets were reviewed. Approximately half of the yearly budgets are for mowing. The 2024 final expense was approximately $2500 over budget mainly due to new engineered wood chips for the playground and the playground inspection.