

# MSLA Member Meeting, | MINUTES

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06/20/20 | 11:00AM | LOCATION: Outside of Pavilion – Social Distancing

Meeting called by	Scheduled Meeting	Board Members Present
Type of meeting	Board Meeting	Ray Alvarez, Pedro (Julio) Martinez, Suzanne Parmentier-Longo, Lori Patasso, Barbara Perretti, , Marisol Rodriguez, Mathew Rivera, Jose Diaz
Facilitator	Ray Alvarez	Absent: Debbie Mendez
Note taker	Marisol Rodriguez	
Timekeeper	Marisol Rodriguez	

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## GENERAL MEMBER MEETING

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### **Pledge of Allegiance & Moment of Silence for Member Lives Lost Dominick & Merit passed away due to Covid**

Ray welcomed members.

Tough year, notice of opening received late, delayed opening for the 16<sup>th</sup> of May - Current finances read (banking attached), about \$50K \$ owed to us. Covid Hardship Payment plan is going well, members have been making payments.

More than 10% Site Owners here, made quorum.

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### Resolution

### **CURRENT ISSUES AT HAND**

Members questioned Recreation and Pool

Barbara explained not doing much activity due to Virus. Not really doing anything but if things change, there may be some outdoor activities and they will be posted. Members complained that activities are available that didn't require contact. Holly asked about rec schedule prior to Covid. Suggested that recreation be planned in case of volunteers needed and not wait until. Barbara responded that she has her help, volunteers not needed. Member asked about Basketball hoops, soccer goal nets since they are old. Ray to prepare fields had short notice with opening areas and things changing every week. Children need to be watched. Pool will be opened but need to be inspected, we are on the list will take time – can take 2-3 weeks depends, need to hire people due to regulations and capacity but we are working on it. Bathroom situation explained as well and 2 hour staggering. Jose advised that bathrooms will be sanitized in between bathroom visits. May need about 4 people to run pool,

Laundry room and speed bumps question – Ray responded we are opening and that we have new washer & dryers and speed bumps to be installed. Lots going on due to delayed opening.

Complaints –

- Children on Motorized Bikes, no flags
- Cars and Golf Carts speeding, young drivers driving carts

Susan responded that members need to stop them and provide information as an owner and people violating rules will be fined. Visitors and Underage drinking, owner of site will be fined. Fined fee would be added to balance and water will come off. Information is needed on violator to be able to fine.

Complaint form needs to be complained.

Security – Matt advised that bikes at night need lights, golf carts driving at night need lights, loud music complaints, people parking on street and not on property. Everyone needs to keep an eye on the kids, last week someone through big rocks through 2 trailers.

Site 126 – Had numerous complaints, regulation needed with pools, why are there no car decals like she suggested years ago. Decals can tell who is speeding and who is driving by. Suggested that there be a sign in, also problem with pool and guests because site owners cannot use pool due to others having so many guests using the pool. Problem with people not following the By-laws and putting on permanent structures with enclosures, roofs and additions with additional air conditioners. Sites are not being inspected. Screen houses are incorrectly built and is fed up with everyone doing whatever they want. Asked who is allowing, are screen rooms being measured, and are letters going out? She was told there is a list and would like to see the list. Board responded there is no list inspection was made and 2 sites are in violation. Also asked if there is a layout of each site in lease file. Board replied that file documents have been taken by prior board members. Other member responded that By-laws need to be changed but voted first and all the process that goes into changing the bi-laws is not that simple. Requirements have changed with the town but she explained that the members should follow by-laws as that is what they are there for. Heard a rumor that property was given for work done. Board confirmed that yes site given to Tiger in exchanged for roadwork done which was previously brought up at a prior meeting and approved by members, she was not at the meeting when approved. Board advised that property was given but maintenance fees were not free, he cleaned up the property and pays maintenance. Board responded that not enough people show up at meetings and has been a problem for a long time. People want things done but don't come to the meetings, they prefer to stay at own site and party rather than be part of decision making a meetings. She still wants the 60% screened rooms to be

followed up on; Board advised that Maintenance will take a look into it. Jose did advise that city is not going to go against what was already approved. Can only do going forward. Recreational ATVs is also a problem along with power boats. She explained that By-laws say even if on property and not being used should not be allowed even if using elsewhere, that was what she was previously told.

Other member questioned the amount of building structures on a property, there so much that can be built on a property. Board responded that problem is that site owners are doing private sales without giving right of refusal to the Board. People are doing stuff without going to board and not aware of all requirements, rules, regulations and By-laws. When sales are made through the board, all documents are provided to new owners at time off sale.

Site 192 – Neighbor took 2 feet of her property. She’s been fighting it since November. Letter sent to board regarding the property issue. Questioned the measuring. Requested a survey.

Members asked about having a gate installed to check people in. Previously not approved by members, would have to get voted upon again. Not a simple task with a gate, need a key, people coming in and not having their key, concern with drunk driver hitting the gate.

Fines to be given to people who are parking on other sites. Properties to be auctioned and will no longer be empty lots. Sites Auctioned are 256, 250, 252, & 241 to be auctioned. Members asked about Site 75, member paid. Member asked since paid is the member going to clean it up? \$350 Fines to people who are not maintaining their property. Cleaning such as maintaining grass, weeds, etc.

Surveyor needed, 124 & 192 requested a surveyor

NOTE: Need to make known to other members regarding surveyor and have properties surveyed all at once.

Flower Volunteer: Site 118 offered to do the flowers since Richie passed and has not been done this year yet. Asked if there was a budget, board advised that Richie spent about \$400; she can purchase and be reimbursed. Board advised that she see Lori for reimbursement.

**MEETING CLOSURE :** Doing our best on pool situation still working on a program, laundry room should be open by next week – all new washers & dryers, playgrounds may be opened by next week, still a process. Auction announcement made for July 5<sup>th</sup> 12:00PM by D Bathroom, advised that Site 109 & 75 paid and no longer available. Voting sign-up sheets posted for election, 2 Trustees – Treasurer, Pool, and Secretary Positions opened, 3 sign-up sheets posted will be up till 7/18/20.

Meeting Adjourned: 12:25 PM

Date: 06/20/20

Secretary: Marisol Rodriguez

Minutes recorded to the best of my ability, main topics summarized, not word for word.