



NPA Board of Governors Meeting

Date: Wednesday, April 30, 2025

Time: 7:30 PM

Location: Google Meets

Board Members (Present)	Board Members (Absent)	Members of the Public (Present)
Alan Budkofsky		
Judy Salm		
Gail Kislevitz		
Kate Wells		
Steve Breen		
	Merle Bernstein	
Steve Daren		
Brian Drutman		
Peter Reilly		

Call to Order:

Chairman Daren called the meeting to order at 7:53 PM.

Agenda Item: Approval of the Minutes from the Meeting of March 2nd, 2025.

Discussion summary: Chairman Daren asked if there were any changes to the Minutes of the previous meeting. Peter Reilly brought up the issue related to the path to the beach closest to OBP. Maple tree roots which cause damage to NP vegetation and walkway. Alan called D Shugrue, but did not hear back. Steve Daren to follow up with Russ to see if he can take care of this. Gail brought up Manley Church's suggestion re: placing a contingency account in a higher interest-bearing CD. Peter Reilly states it's a multi-step process. CD is Presently @ 0.029% looking to move to an account that offers more than 4%. Peter Reilly and Steve Daren will follow up with this. Alan Budkofsky questioned whether we need to be registered with the state. Peter confirms we have a tax ID & a tax return.

Action(s):

A motion was made by Peter Reilly to approve the minutes. The motion was seconded by Alan Budkofsky. The minutes were. Approved unanimously by the Board.

Agenda Item: Treasurer's Update

The following account balances are reflected in the latest Treasurer's Report.

- \$76,557.53– Checking
- \$161,132.35 – 3-year CD
- \$11,388.00– Series I Bond
- \$249,077.88 – Total, a decrease of \$3,717.47 since last meeting.

Pending Board Approval



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Bills Recently Paid			
4/18/2025	Superior Fence & Rail	\$2,472.00	New Gates
4/8/2025	Peter Reilly Reimbursement	\$320.00	2025 Wristbands
3/26/2025	Ed Lorah	\$350.00	Accounting (Feb '25)
3/21/2025	WordPress	\$318.75	NPA Website
3/4/2025	P&H Construction	\$750	Eye Bolts (Raft)

2024 - 2025 NPA Taxes Owed As of 4/30/2025	
Christensen	Paid Online Today
Bochain	Paid \$200 toward her 2023 - 2024 taxes, balance: <u>\$473.03</u> , Plus \$702.31 for 2024 – 2025 taxes. Total Outstanding: \$1,175.34
Woerheide	Paid in Full (Liens)

Discussion summary: Peter Reilly stated that NPA was now set up to take payments online. Members who pay via Bank Transfer (ACH) do not incur a fee. The Association will get charged 0.05% (half a percent), plus 25 cents per transaction. Members who choose to pay via credit card will incur a 3% service fee, that will be added automatically to their balance at the time they pay their taxes. Members will still be able to make payment via check, if they prefer. After board discussion, the move was made to not move forward at this time.

Steve Daren & Peter Reilly have researched moving NPA money to increase return on our funds. \$500. penalty from Dime bank and would have to review our charter. Dime bank with low interest rate. Fidelity requires an agent to open an account to be listed with the state of CT. Steve Daren states we are registered with the state, up to date with no agent or principal listed.

Action(s):

Peter Reilly made a motion to implement online payments to facilitate annual tax payments. The following Board Members voted in favor: Peter Reilly, Judy Salm. The following Board Members voted against: Alan Budkofsky, Steve Daren, Gail Kislevitz, Brian Drutman, Kate Wells.

Peter Reilly made a motion to allocate \$225,000 of ~\$249,000 in available funds from existing CD & checking account to a higher yield account. Motion seconded by Brian Drutman. The Board voted Unanimously for the motion.



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Agenda Item: Current Issues Requiring Board Discussion

- Entrance Gates, currently #41 on the list. Anticipated completion date, 3 weeks.
- Repair and Refurbishment of the NPA Historical Markers.
- Update on the 2025 Season Prep
 - Wristbands have been ordered received.
 - Beach Preparation
 - Beach Crew

Discussions summary:

Damage, wear & tear on NPA entrance gates: Refer to photos of damage & present status. Gates 12 yrs old, installed 2013 by P&H. Peter Reilly contacted them re: quote for repair. All gates are in some form of disrepair. Brian Drutman suggested we look at additional proposals & make informed decision. Received quotes from Loring & Sons (\$3,423 per monument/~\$45,000) and LT Construction (\$3648/per monument), no quote from P&H Construction.

Historical Markers: Have been in place since the establishment of the Association. Several years ago, a former NP resident was looking into options for their repair but moved prior to completing the investigation. Alan had discussed with LT, (local contractor). LT's stone mason claims it will need to be broken down & rebuilt. Discussion regarding the importance of these monuments & whether NL historical society would aid in underwriting. Karen Sanger, NP property owner, contacted Peter Reilly about repairing the monument on her property. We have reached out to the NL Historical society as well as the mayor, who stated there may be Grant funding, but it appears unlikely. B Drutman will be meeting with New London Landmarks, a local nonprofit. G Kislevitz, B Drutman & M Zeller will review charter to establish responsibility for maintenance & care of monuments. Extremely costly undertaking, potentially at a cost of \$45,000. - the issue will be on the agenda at 6/28/25 annual meeting.

Seasonal Prep: Steven will work on the beach cleanup with Russ. To be completed prior to Memorial Day weekend. Michael Zeller concerned re: the amount of beachfront; confirmed that we only level the sand & relocate, when necessary, due to erosion.

Equipment: We potentially need additional equipment for beach maintenance (Shovels & rakes). Approved in budget.

Bracelets: Bracelets for the identification of NPA members & their guests have been ordered and received.

Staffing: Minimum wage increased to \$16.35/hr. as of 1/2025. Manager receives an extra \$1.00/hr. Attempt to adjust the beach crew schedule to stay within budget. Tim Regan was hired as beach crew manager, & several employees are returning. Judy Salm is in the process of hiring additional staff.



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Agenda Item: Annual Meeting Prep

- Approval of Minutes of 2024 Annual Meeting
- Moment of Silence
 - Pam Berger
 - George Vinick
 - Dino Michael's
- New Members
 - Deb Harbin and Marc McGiveney
- 2025 – 2026 Proposed Budget
- Members Up for Reelection
 - Kate Wells
 - Steven Daren
 - Peter Reilly

Discussion summary:

Board positions needed to be filled: Brian Drutman would like to leave the board but has agreed to finish his term through the 2026 Annual Meeting when his seat will be filled. Alan Budkofsky would like someone to take over his position but is happy to stay on until a replacement is found through the normal process. At this time, K Wells, P Reilly & S Daren are up for reelection. There is a short list of those interested in joining the board who may be interested in joining the Board at the upcoming Annual Meeting.

Establishing NPA Subcommittees: 2-3 subcommittees (1. Finance Committee, 2. Social Committee, 3. Neighborhood management committee-in order to respond to issues & make recommendations, non-punitive).

Action(s):

Peter Reilly made a motion to propose a 2025-2026 budget of \$63,150.00, a 0.80% increase to the community at the upcoming 2025 Annual Meeting in June. Motion seconded by Kate Wells. The Board voted Unanimously for the motion.

Agenda Item: Chairman's Letter to the Community

Discussion summary: Steve Daren said he would draft the Annual Chairman's Letter for review at our next Board Meeting.

Agenda Item: Request from the Community (Scott Matson) to purchase an AED (Automated External Defibrillator) for the community.

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Discussion summary: After discussion the Board agreed this is impractical for outdoor setting, proposes challenges on where the AED would be stored to benefit the entire community and potentially raise liability issues (Good Samaritan?).

Agenda Item: Request from the Community (Trish Matson) for the Board to Issue a Request to the Community to Limit Construction Projects, if Possible, During the Summer Months.

Discussion summary: After discussion it was agreed our jurisdiction is strictly the beach. Not addressed in our charter or bylaws. City of New London zoning supersedes the Bylaws of the Association. G. Kislevitz will review the city's laws to see what, if anything, is outlined.

Agenda Item: Public Comment

Notes: None

Agenda Item: Set Next Meeting Date

Notes: Wednesday, May 21, 2025 @ 8:00 PM.

Adjournment:

Judy Salm made a motion to adjourn. The motion was seconded by Michael Zeller. The Board voted Unanimously for the motion. Chairman Daren adjourned the meeting at 9:13 PM.