

SHAKER PINES LAKE ASSOCIATION
12/5/2023 Meeting Minutes

Meeting called to order: 7:02 p.m.

Pledge of Allegiance

Board Members Attendance:

Randy Daigle, Jeremy Stefanik, Sharon Ledger, Charlie Macsata, Jaime Macsata, Betsy Nourse, Dan Smith
Jaime Macsata – Tax Collector

Absent – George Temple, Linda Ostapoff

Reading of Minutes November 8, 2023 minutes motion made by Charlie Macsata & seconded by Randy Daigle – motion carried.

Jaime Macsata completed the minutes for the November 8th meeting, she will sign them and forward to Sharon Ledger for submission.

Recommendations & remarks from SPLA Members

Leslie Cunningham – 36 Wheeler Dr. – Recommended that if they go ahead with the Mayfield project that a berm be put up to.

Jaime Macsata – Leslie was able to go into the Fire house and locate and remove information related to the Stone Gate case. Based on this we should have a plan in place as to how people access the files. Charlie Macsata will investigate getting keys for all the file cabinets and installation. This will allow us to ensure the filing cabinets are always locked. Then Jaime Macsata and Sharon Ledger will determine who can access the files and determine how to provide information to ensure information is not removed and then not returned. More to come on this.

Bob Hendricks and Mike Ludwick from Enfield Town Council attended the meeting to introduce themselves. Mike Ludwick is concerned about the recycling dump on the CT/Mass border. He asked if someone could take him out to site with UTV and or Golf Carts. Randy Daigle and Charlie Macsata will work with Mike on this.

Mayfield has a 490 exemption. He is looking to harvesting trees to grow wheat. This is being heard at the Wetlands meeting tonight. Our concern is the runoff into the lake. We would like the town to take more interest in issues impacting the lake.

Charlie Macsata, 390 pounds of food and \$1,218 in cash was collected for the food shelf which equates to 5,400 meals.

Also, in preparation of the Army/Navy game to be played at Gillette Stadium – the cadets from West Point and Analapois will be running the footballs to be used in the game to Gillette Stadium. Army will be passing through the Hazardville Fire Department about 10pm Thursday night.

Correspondence – Email from Save the Lakes re: Mayfield Application

Treasurer Report – Jeremy Stefanik –
November 2023

Capital Account	\$ 416,317.29
Checking Account	\$ 25,591.16
Activity Account	\$ 1,612.84
Budget \$ remaining	\$ 175,559.21

The previous issues were M&T Bank was requesting Filing Annual Report to Secretary of State (Copy of Articles of Incorporation from 1935, Current By-Laws and EIN Number). This has since been resolved as the account was incorrectly flagged for missing information when the conversion took place.

Jeremy suggested that we transfer some of the funds in the capital account to higher paying interest accounts. He provided some low-risk options and will continue to investigate which options are best for SPLA and will bring them to next month's meeting. Jaime Macsata requested how liquid would the funds be with these options.

Jeremy will provide a copy of the letter received outlining the limitations associated with the funds received.

Sharon Ledger made a motion to pay Jaime Macsata \$400 for the 6-month tax collector salary. Betsy Nourse seconded the motion. 5 in favor – 2 abstain – motion moves.

Tax Collector Report – Jaime Macsata

Total Collected November \$2,525.89

Total Outstanding through 11/30/23 \$11,229.30

3 Liens Released in November

31 Open Liens

Jaime Macsata sent out reminders at end of October which resulted in additional payments being received.

43 Wheeler

which has outstanding taxes in the amount of \$1,415.28 is pending foreclosure. Mike Ludwick will investigate this and provide an update.

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Committee Reports -

- **Ecology** - Leslie Cunningham -
No Update
- **Spillway Committee** – Randy Daigle
Leslie Cunningham, Dan Hart, Dan Smith

Email sent out recently to Wright & Pierce representatives Barry Parfit and Thomas Hogan, which no response has been received. Wright and Pierce are aware that we are not happy with them. Randy will speak to two other engineering firms, GM2 and Design Professional, to get second opinions. Packages have been sent with drawings to determine if they would be willing to use the drawings completed by Wright & Pierce to provide a quote. If they will not accept the drawings completed by Wright and Pierce, we will be requesting Wright and Pierce to put them out for bid by end of this year. It has been determined that we would need the general DEEP permit and not the individual permit.

Dan Smith presented an estimate from Pierce Building in the amount of \$180,000 for the spillway repairs based on the original drawings.

This is to include – Saw, Cut and Remove Concrete, Remove portion of retaining wall, remove 18" RCP Pipe, Install 18" DI Pipe, Install 18" MJ Valve, Backfill and Pour concrete, Temporary Cofferdam, Dewatering Pump and Backup Pump.

As previously discussed below is the schedule we are aiming to follow:

1. Contacting the two other engineering firms and providing them with drawings to review - 1-2 weeks.

2. Depending on responses from other engineering firms – obtain quotes from one or both to assist with the bidding process. 2 weeks
3. Once we have direction and paperwork – go to Town Inland & Wetlands for approval– typically 4 weeks – expect this to be completed by January/February 2024.
4. Upon approval from Inland Wetlands, send out bids to 3 contractors to perform the work – typically 4 weeks. The goal is to have the project completed by May 2024.

- **Property Committee** – George Temple

Allison Cushing, Leslie Cunningham, Linda Ostapoff, Cheryl Cote, Paul Cote, Dave Olson, Dan Smith, Jeremy Stefanik

George emailed the proofs for the signage for the lake properties. We were all in agreement that we preferred the green background with white letters.

George also emailed that he would have Monster Tree Service survey the lots on Monday and identify any trees that may need to be removed.

- **Communications** –

Newsletter – Jasmine Curry/Linda Ostapoff – No Updates

Website Updates – Jaime Macsata, Jeremy Stefanik – No Updates

- **Activity Committee** – Linda Ostapoff

Leslie Cunningham, Jaime Macsata, Lori Parker, Stacy Daigle, Carrie Temple, Lisa Strom, Kellie Dixon, Jasmine Curry

Activity Committee: the Christmas party fundraiser, the tree lighting and the food drive all went well.

Calendars can still be purchased, and people can register for Lights on the Lake at

pineractivities@gmail.com

We created a flyer that was hand delivered to all homes with the November and December events.

Thanks to Dan Smith for printing the flier!

Old Business –

Update on Water Testing – Linda Ostapoff – I am working with a company we can likely use to do this work. I hope to be ready to make a presentation at the January meeting.

Dam Emergency Plan – Charlie Macsata – Charlie is working on no new update.

Record Retention – Jaime Macsata – We will resume working on this in the Spring.

Electricity on Memorial Lot – George Temple – working with Brian on getting solar for flagpole.

Dead Tree on 45 Cottage Rd – George Temple/Randy Daigle – Monster Trees will look at Monday with George.

New Business –

Jaime Macsata – CT Federation of Lakes – We previously had a subscription to this, and we should investigate it again. Jaime Macsata will send the link.

Jaime Macsata will contact insurance company to remove Leslie address from policy and change to 55 Cottage. She will also have the directors' meeting removed which will provide a \$500 savings.

Zoom meetings – Town uses Teams vs Zoom – Randy and Charlie will coordinate setup. Randy will then send a meeting invite to be included with next month's meeting information.

Closing Remarks/Round Table

Meeting adjourned. Charlie Macsata made motion to adjourn – Randy Daigle seconded – 8:43 p.m.

Respectfully,

Sharon Ledger
Secretary SPLA Board

January 31st 2024

	Budget Amount	Expended	Balance
Lake Related Expenses & Treatments	\$ 17,000.00	\$ (12,370.00)	\$ 4,630.00
Tax Collection			
Tax Collector Salary	\$ 800.00	\$ (400.00)	\$ 400.00
Tax Collector Fees	\$ 150.00	\$ -	\$ 150.00
Tax Liens and Supplies	\$ 900.00	\$ (109.60)	\$ 790.40
QDS System Contract	\$ 1,032.00	\$ (1,032.00)	\$ -
Association Properties			
Landscaping	\$ 5,000.00	\$ (2,607.00)	\$ 2,393.00
Maintenance	\$ 5,000.00	\$ (800.00)	\$ 4,200.00
Property			
Engineering Contract	\$ 6,235.00	\$ -	\$ 6,235.00
Spillway Repairs*	\$ 133,000.00	\$ -	\$ 133,000.00
Insurance	\$ 9,000.00	\$ (5,479.62)	\$ 3,520.38
Operating Expenses			
Communications	\$ 1,600.00	\$ (139.23)	\$ 1,460.77
Legal Fees	\$ 2,500.00	\$ -	\$ 2,500.00
Contingency	\$ 500.00	\$ -	\$ 500.00
Miscellaneous & Unassigned	\$ 500.00	\$ (221.68)	\$ 278.32
Total Budget	\$ 183,217.00	\$ (23,159.13)	\$ 160,057.87

Receipts

Interest Charges, Lien Fees	\$ 33,589.40
Refund of Overpaid Taxes	
Other Income	
Total Income	\$ 33,589.40

Assets

Cash on Hand	
Checking	\$ 12,586.90
Capital Funds	
Savings	\$ 131,270.40
Reserved Funds	\$ 10,000.00
Certificates of Deposit	\$ -
Total Assets	\$ 153,857.30

Property value based on 2021 Town of Enfield Assessment	
North Beach/upper beach 121	\$ 84,300.00
Gottrope Beach/lower beach 43	\$ 94,900.00
Spinnway Road Cottage Road -	\$ 80,900.00
Signoniz Cottage Road -	\$ 41,100.00
Dain 100 3 Bridges Road -	\$ 97,100.00
VaZain 100 100 Cottage Road -	\$ 61,300.00
61,300 (only by account)	\$ 459,600.00

Date: February 6, 2024

				Activity Fund	
				500	
				Cash Accounts	
Date	Pd to Rcd From	Event	Check	(Spent)	Balance
				Deposit	Balance
	Balance June 30, 2023				\$2,483.68
					2,483.68
07/12/23	Lori Parker	4th of July Party (Prizes)	1007	(75.00)	2,408.68
07/14/23	Slender Deposit	Donation		50.00	2,458.68
08/23/23	Linda Ostapoff	4th of July	1008	(97.96)	2,360.72
08/30/23	Carrie Temple	Tie Dye Event	1009	(189.97)	2,170.75
09/11/23	Stephanie Quail	Fishing Derby	1011	(248.75)	1,922.00
10/03/23	Slender Deposit	Deposit		510.00	2,432.00
10/03/23	Ameri-Can	Block Party	1012	(200.00)	2,232.00
10/05/23	Linda Ostapoff	Block Party	1014	(203.13)	2,028.87
10/05/23	Linda Ostapoff	Dance Event	1015	(71.80)	1,957.07
10/06/23	Marc Villeau	DJ Services	1013	(400.00)	1,557.07
10/20/23	Carrie Temple	Fishing Derby	1017	(96.72)	1,460.35
11/07/23	Slender Deposit	Deposit		140.00	1,600.35
11/15/23	Carrie Temple	Halloween Carnival	1018	(257.51)	1,342.84
11/21/23	Knights of Columbus	Dance Event	1016	(210.00)	1,132.84
11/28/23	Slender Deposit	Deposit		480.00	1,612.84
12/08/23	M&T Service Charge	N/A		(2.00)	1,610.84
12/18/23	Slender Deposit	Deposit		320.00	1,930.84
12/26/23	Slender Deposit	Deposit		40.00	1,970.84
12/26/23	Linda Ostapoff	Lights on the Lake	1019	(150.00)	1,820.84
12/26/23	Linda Ostapoff	Calendar Expenses	1020	(371.46)	1,449.38
01/09/24	M&T Service Charge	N/A		(2.00)	1,447.38
01/16/24	Slender Deposit	Deposit		20.00	1,467.38
	Balance				\$1,467.38

Note:

Balance \$1,467.38

SPLA
TAX REPORT 2/6/2024

TOTAL TAX COLLECTED 7/1/23 – 6/30/24 \$32,951.66
 TOTAL COLLECTED – January \$0
 TOTAL OUTSTANDING – Through 1/31/2024 - \$9,621.85
 TOTAL DUE 2022-2023 \$32,243.54 (224 Properties)

Total Deposit by Month

MONTH	AMT COLLECTED
July	\$ 21,981.82
August	\$ 2,491.64
September	\$ 1,475.40
October	\$ 2,654.77
November	\$ 2,525.89
December	\$ 1,822.14
January	\$ -
February	
March	
April	
May	
June	
Total Collected	\$ 32,951.66

Total Int/Fees Collected

Date	Total Interest Collected	Total Lien Fees Collected
July	\$ 0.11	
August	\$ 62.86	
September	\$ 278.93	\$ 132.00
October	\$ 501.53	\$ 191.02
November	\$ 252.37	\$ 72.00
December	\$ 349.27	\$ 96.00
January	\$ -	\$ -
February		
March		
April		
May		
June		
Total Interest & Fees Collected	\$ 1,445.07	\$ 491.02
Total Collected	\$ 1,936.09	

Total Due By Year

TOTAL Manual PAYMENTS	TOTAL ON-LINE PAYMENTS
\$ 25,693.31	\$ 7,258.35

Year	Amount Owed	# Tax Records
2022	\$ 4,456.56	33
2021	\$ 2,186.57	13
2020	\$ 1,540.89	8
2019	\$ 767.15	3
2018	\$ 257.02	2
2017	\$ 199.03	1
2016	\$ 214.63	1
	\$ 9,621.85	

4 Liens Released
27 Open Liens

Delinquent Tax List – through 2/29/2024

Name	Address	# Liens	# Years	Total Amount Owed
Langlois, Edgar Jr	43 Wheeler Drive	6	7	\$1,439.33
Littlejohn, Karen	31 Cottage Road	4	5	\$1,005.16
Warmouth, Leann	4 Coslin Road	3	4	\$770.51
Sheehan, Jeremy & Appleton, Tracy	6 Wheeler	2	3	\$684.81
Cape Cod Dreamin LLC	150 Cottage Road	2	3	\$537.96
Williams, Randy & Jessica	90 Cottage Road	2	3	\$537.96
Lebrun, Justin	47 Wheeler Drive	2	3	\$496.37
Stawicki, Joseph	7 W Shore Drive	1	3	\$333.50
Muldoon, Susan	56 Cottage Road	1	2	\$328.03
Parker, Susan	144 Cottage Road	1	2	\$328.03
Aiken, Holly Noela	17 W Shore Drive	1	2	\$328.03
Mahoney, John	48 W Shore Drive		1	\$192.92
Ascioti Dean & Andrews-Ascioti Samantha	36 Wheeler Drive		1	\$187.60
Keane John & Lisa	82 West Shore Drive		1	\$180.93
Scales, Jasmine	8 Hassmar Road	1	2	\$152.58
Gillen, Michael and Melissa	21 West Shore Drive		1	\$140.71
Laferriere Michael & D'Angelo Christina	60 Cottage Road		1	\$140.71
Arbogast Mark	70 Cottage Road		1	\$140.71
Bragg Ashley	96 Cottage Road		1	\$140.71
Godard Kristian E	32 Jondot Drive		1	\$140.71
Hess Lori L.	51 Jondot Drive		1	\$140.71
Spears Shannon Lavell & Jessica	52 Jondot Drive		1	\$140.71
Federal National Mortgage Assoc.	34 A Jondot Drive		1	\$140.71
Hajkowski Joseph & Michaels Katelyn	17 Wheeler Drive		1	\$140.71
Rodriguez Cynthia	25 Wheeler Drive		1	\$140.71
Krajcik Roberth & Shawnellen	27 Wheeler Drive		1	\$140.71
Davis Chris & Anna	3 West Shore Drive		1	\$140.71
Cody Matthew	25 West Shore Drive		1	\$140.71
Hatcher Michael & Amy	41 West Shore Drive		1	\$140.71
Quail, Stephanie	62 Cottage Road		1	\$137.51
Smith Brenden	179 Cottage Road		1	\$5.48
Reardon James & Patricia	49 Cottage Road		1	\$2.60
Bouchard Jason & Jessica	68 West Shore Drive		1	\$2.60
			\$9,621.85	

EVAN J. SEEMAN

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November 8, 2023

Shaker Pines Lake Association
Attn: Jeremy Stefanik, Treasurer
131 Cottage Road
Enfield, CT 06082

Re: Restriction on Use of Funds under Settlement Agreement

Dear Shaker Pines Lake Association:

This firm represents WE 35 Bacon Road, LLC ("WE 35"). Pursuant to the Settlement Agreement and Release executed by the Parties ("Agreement"), WE 35 is paying Shaker Pines Lake Association ("SPLA"), by wire transfer, the sum of \$275,000.00. Pursuant to the terms of the Agreement, SPLA must establish a separate account exclusively to receive and maintain these funds.

Please note that there are strict limitations on how these funds may be utilized by SPLA. In accordance with the terms and conditions of the Agreement, the funds paid to SPLA must only be utilized for projects that provide long-term benefit to lake residents such as but not restricted to (a) improving or repairing the SPLA spillway and dam; (b) improving lake water quality by dredging or other means; and (c) improving or acquiring property and lands such as a clubhouse. The funds may not be used for any other purpose.

The funds paid are also restricted from being used for all items currently and previously budgeted to be paid from tax dollars, such as routine lake treatments, routine landscaping and property maintenance, routine operating expenses and routine expenses related to collecting taxes. Please be guided accordingly.

Sincerely,



Evan Seeman

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