

**SHAKER PINES LAKE ASSOCIATION
05/19/2024 Special Meeting Minutes**

Special Meeting called to order: 1:00 PM

Randy Daigle, George Temple, Jeremy Stefanik, Sharon Ledger, Charlie Macsata, Jaime Macsata, Betsy Nourse, Linda Ostapoff, Dan Smith

Jaime Mascata – Tax Collector

Absent – Jeremy Stefanik and Betsy Nourse

WARNING
SHAKER PINES LAKE ASSOCIATION, INC.
ENFIELD, CT 06082

Special Meeting of the Shaker Pines Lake Association, Inc.

The members of the Shaker Pines Lake Association, Inc., a corporation organized and existing under Special Act of the Legislature of the State of Connecticut, and located in the Town of Enfield, Connecticut, are hereby warned and notified that a Special Meeting of the said Association will be held at St. Martha Roman Catholic Church located at 214 Brainard Road in the Town of Enfield, CT on Sunday, May 19th at 1 PM. The meeting will be held in the Hall at the back of St. Martha's. Please park at the back of the building.

The special meeting is being held to allow residents time to ask questions and discuss the notification included in this letter regarding funds received by Shaker Pines Lake Association and the restrictions related to this funding.

 5-2-24 Shawn Bedger 
(Officer Signatures – 3 Required)

Dated at Enfield, Connecticut 5/3/2024



Shaker Pines Lake Association has received a donation as a result of lawsuits filed in Connecticut Superior Court against the Town of Enfield, by Enfield residents. These lawsuits are *Donna Merolla et al. v. Inland Wetlands and Watercourses Agency of the Town of Enfield et al* and *Micheal Parson's et al v. planning and Zoning Commission of the Town of Enfield et al*. These lawsuits have been settled and the lawsuits withdrawn by an agreement between these "Parties" which has been filed with the court. These two lawsuits were brought in regard to the approval of an 819,000 square foot warehouse to be built by Winstanley Enterprises operating as WE 35 Bacon Road LLC on their 35 Bacon Road property which abuts Shaker Pines Lake, Crescent Lake and Spruceland Drive in Enfield. The lawsuits were brought by individual residents of these affected areas. They were assisted by Save

the Lakes, an independent organization. Shaker Pines Lake Association was not a plaintiff nor a participant in these lawsuits, or the resulting Settlement Agreement.

The Settlement Agreement between the “Parties” resulted in a joint decision by all “Parties” of the lawsuit to donate a portion of the financial settlement to Shaker Pines Lake Association.

These funds, in the amount of \$275,000 have been received from WE Bacon Road LLC and deposited in a new, separate, account as instructed by the Settlement Agreement. That account is shown in the Treasure’s report included in this notification. The included letter from Robinson and Cole outlines restrictions on the use of the funds and describes possible uses for the funds.

Residents with questions or concerns regarding this matter should attend the **Special Meeting on May 19th**.

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

28151760-v1

Boston | Hartford | New York | Providence | Miami | Stamford | Los Angeles | Wilmington | Philadelphia | Albany | New London | rc.com

Robinson & Cole LLP

Treasurer's Report		4/1/2024	
	Budget	Expended 2023-2024	Balance
Lake Related Expenses and Treatment	\$ 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 Lien and Supplies	\$ 900.00	\$ (279.60)	\$ 620.40
QDS System Contract	\$ 1,032.00	\$ (1,032.00)	\$ -
Association Properties			
Landscaping	\$ 5,000.00	\$ (2,937.90)	\$ 2,062.10
Maintenance	\$ 5,000.00	\$ (800.00)	\$ 4,200.00
Property			
Engineering Contract	\$ 6,235.00	\$ (1,830.82)	\$ 4,404.18
Spillway Repairs*	\$ 133,000.00	\$ -	\$ 133,000.00
Insurance	\$ 9,000.00	\$ (8,069.86)	\$ 930.14
Operating Expenses			
Communications	\$ 1,600.00	\$ (302.53)	\$ 1,297.47
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	\$ (28,244.39)	\$ 154,972.61
Receipts			
Taxes, Outstanding Taxes, Interest Charges, Lien Fees	\$ 35,291.80		
Refund of Overpaid Taxes			
Other Income			
Total Income	\$ 35,291.80		
Assets			
Cash on Hand			
Checking	\$ 9,304.04		
Capital Funds			
Savings	\$ 131,293.62		
Reserved Funds	\$ 10,000.00		
Restricted Funds			
Spillway Reimbursement	\$ 15.00		
Settlement Funds	\$ 279,968.64		
Total Assets	\$ 430,581.30		

2023-2024 Board of Directors	
Randy Daigle, President	860- 559-0087
George Temple, Vice President	860-798-2866
Sharon Ledger, Secretary	860-930-5983
Jeremy Stefanik, Treasurer	860-920-2352
Jamie Macsata, Tax Collector	860-614-5159
Betsy Nourse	413-522-6009
Charlie Macsata	860-982-3979
Linda Ostapoff	860-604-1253
Dan Smith	413-531-3542

The Annual Meeting of Shaker Pines Lake Association will be held on June 8th at 2 PM on the Lower Cottage Road Beach Lot, 45 Cottage Rd. Voting will be available until 5 pm. The official notice and ballot will be sent to you in advance of the meeting.



55 Cottage Road
Enfield, CT 06082

It was discussed that Shaker Pines Lake Association has received a donation as a result of lawsuits filed in Connecticut Superior Court against the Town of Enfield, by Enfield residents. The Settlement Agreement between the “Parties” resulted in a joint decision by all “Parties” of the lawsuit to donate a portion of the financial settlement to Shaker Pines Lake Association. These funds, in the amount of \$275,000 have been received from WE Bacon Road LLC and deposited in a new, separate, account as instructed by the Settlement Agreement. That account is shown in the Treasure’s report included in this notification.

There are strict limitations on how these funds may be utilized by SPLA, as outlined in the document above from Robinson & Cole.

The funds must only be utilized for projects that provide long term benefits 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; (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.

Recommendations & remarks from SPLA Members

Lori Parker, 105 Cottage Road

Presented SPLA with an additional check in the amount of \$9,101.102nd which was returned to Save the Lakes for legal fees.

Matt Stifel, 79 Cottage Road

Priorities of the board

- Repair spillway - Town agreed to fund \$76k from CIP and \$ 75k from ARPA funds. This is currently in process.
- Dam Inspection - Required every 5 years. Working on getting bids. Once completed, if any work is required, we will need to complete.
- Dredging – Related to dredging – Dan Smith is looking into. A survey of the lake is being completed. The company Dan is working with has agreed to discard the material removed from the lake at no cost.

Any cost over \$3,000 a special meeting will be required as a vote from association members will be required.

Guy Beck, 139 Cottage Road

Congratulations to Save the Lakes and Thank you for the \$275,000 settlement gift.

Crescent Lake received their own settlement.

Spruceland also received 22 acres of land that could never be developed.

Kassie Huhtanen, 26 Wheeler Drive

Confirmation that the \$275,000 received is separate from budget. Yes, this is correct and if any monies are needed it would require a special meeting and a membership vote if the amount exceeds \$3,000.

Joe Bonasanor, 84 West Shore Drive

How/when will the public be notified if these funds are to be used.

A special meeting will be held.

Noted SPLA was not part of the settlement, this was a gift from the plaintiff's and Save the Lakes.

Irene Percoski, 77 West Shore Drive

Will this information be discussed at the Annual Meeting? Yes, this will be discussed at Annual meeting.

Guy Beck, 139 Cottage Road

When his home was purchased in 1998, he was impressed that he could see the bottom of the lake from his 2nd floor bedroom. In the 2002-2005 timeline he had his own water testing completed of the lake. At that time there were no concerns, and he provided a copy of the results to the board.

Al Zipperle, 181 Cottage Road

Al is concerned about the muck at the upper end of the lake. In 2015 he was able to see CARP in the lake. He has provided the board with pictures of the condition of the lake then and now.

Crescent Lake is looking into dredging, and we are attempting to work with them.

Meeting adjourned. Sharon Ledger made motion to adjourn meeting – George Temple seconded – 1:39 p.m.

Respectfully submitted,

Sharon Ledger

Sharon Ledger

SPLA Secretary