

Briefing from the Board of Managers

September – December, 2025

The new LBA Board of Managers has been meeting regularly since our appointment in September. As with the previous board, our intent is to provide ongoing updates to the community in addition to the Budget and Annual meetings.

Board Activities:

- The Board has made the following activities their key priorities for the 2025-2026 Fiscal Year:
 - a. Actively manage revenue/expenses to plan
 - b. Complete Lawsuits with favorable outcomes
 - c. Continue to improve transparency
 - d. Enhance technology to improve efficiency and security
 - e. Develop a Long-Range Capital Plan for LBA key assets
- Multi-family Apartments: A special meeting for the LBA Community property owners was held on Saturday, November 22 to review the threat of multi-family housing on 143 Fourth Avenue and 25 Eighth Avenue, vote on a one-time special expenditure to fight multi-family apartment buildings in our neighborhood, and to begin a fundraising campaign to raise additional funds to help LBA prevent the developers from succeeding. Attendees and their proxies voted overwhelming to approve the one-time special assessment, for which the Board thanks you. The Board and Legal Committee is continuing to work on both properties and an update will be provided after the first of January.
- Guard Rail: A survey was sent to the Association to determine if the guard rail near First Avenue should remain or be removed with or without a sidewalk. The Board will release the results and resolution after a discussion with Chris Saley, Director of Public Works, in January.
- 125th Anniversary Bricks: The committee, led by Sheila Kempf, met to review the survey results as to the preferred placement of the bricks. Committee members are working on a preliminary design, installation costs, costs of planting trees and/or installing benches and ongoing maintenance costs. It is anticipated that it will be Spring 2026 before a resolution and design will be ready to present to the Board and the community.
- Real Estate Broker Package has been updated and is being presented to Real Estate Brokers selling LBA properties. The package includes a copy of the LBA By-Laws, restricted covenants and LBA rules and regulation to educate all new homeowners at Laurel Beach.

Standing Committee Activities:

Finance Committee: The finance committee provided guidance to the Board on the special assessment, as well as when and how to collect the funds. The final Audit Report for FY2024-2025 has been received and will be reviewed by the Board and Finance Committee. In the spirit of enhancing technology to improve efficiency, the Finance Director is working to move Quick Books to a web-based solution. Next up for the Finance Committee is the development of a Long-Range Plan and to develop a recommendation on non-residential member fees as discussed at the Annual Meeting in August.

Property Committee: The property committee's primary focus has been on working with the Board and Legal Committee on the apartment building threats on 4th and 8th Avenues. They are available to consult with any resident planning home improvements that require a variance.

Legal Committee: The Board is pleased to announce that Steve Moore will continue as chairperson for the Legal Committee. In addition, Penny Seaman and Patrick Corcoran have joined the committee. Steve and Penny have been instrumental in providing guidance to the Board on the legal proceedings and the threat of 8-30G (affordable housing). They have both spent countless hours speaking with our attorneys, researching past legal cases, reviewing legal documents and providing general support and advise to the Board chairman.

House Committee: The Board thanks Terry Carey for accepting the position as chairperson for the House Committee. The Casino has been winterized and the battens are up. The 6th avenue stairs have been removed from the beach to prevent any further damage to the stairs. A special thank you to Patrick and Frank, who stepped in to close the Casino after Thom Cianciolo was involved in an accident and unable to assist, a job he has done for nearly 30 years! We wish Thom a continued recovery.

Safety and Security, aka Police Committee: The committee, under the leadership of Erinn Tempesta, has established a good working relationship with the Milford Traffic Commission. Given the excessive speeding, a traffic monitor was placed on Milford Point Road between 3rd and 4th and will also be placed on Seaview Avenue. The committee will be given the data and will work on interpreting it to determine next steps (fog lines, crosswalks, other).

IT Committee: Thanks, Sean Barrett for stepping up to be the chairperson for the IT committee and welcome to Laura Salerno, the newest member of the committee. Along the lines of improving technology to enhance efficiency, the committee is focusing on addressing the infrastructure at the Casino to improve WIFI accessibility and speed. They are also looking at software used by similar communities to more effectively manage sign-up and payment of events and other activities.

Shore & Erosion Committee: The committee, along with the Board, continues to keep an eye on the 6th & 7th Avenue beach area and seawall. There is some damage to the wall, which the committee will continue to monitor.

Social Committee: Elissa Brown and her team did an outstanding job on the fall events this past year and we look forward to their creative approach for next year! Both the Halloween Party and the

Holiday Mixer were well attended. A special thank you to Hillary Berger for hosting the 1st annual LBA Cookie Exchange and Mimosa Breakfast. Anyone interested in joining this committee should contact Elissa Brown. A planning meeting will be held late January.

Children's Committee: Kaitlin Jacob created a varied list of activities for the kids this past year, which included 3 very successful STEM activities. A planning meeting will be held in late January for anyone interested in helping Kaitlin with kids events next summer.

Garden Club: Under the leadership of Cindy Eadie, the Garden Club had a Fall planning meeting to discuss what perennials and annuals will be needed for the Spring, as well as supplies such as a new hose and planters. They are working on an estimate for the Board. In addition, the club would like to host a Spring clean-up day. Details to be posted on the website. Please remember that LBA properties are the responsibility of everyone. Tell Frank or a member of the Garden Club if you see something.

Courts Committee: The committee did an outstanding job in maintaining the courts and the area around them. The pickleball nets have been removed for the winter, but there are still two portable nets available when the weather is good. Please remember to let nature clear the courts. Do not shovel or sweep them.

Sports Committee: The Sports committee recruited Milford Tennis to provide tennis lessons to the children over the summer, which were very successful. They also worked with the Courts committee on pickleball and tennis events over the summer. Both the pickleball tournaments and introductory lessons were well attended and a lot of fun.

Reminders:

The Board would like to remind everyone to

- keep the pathways between houses clear of tree branches, shrubs and debris as these pathways are available to all residents to use.
- follow the rule of no parking on the ballfield, unless of a weather alert to move cars to higher ground,
- not drive snowmobiles or other vehicles on the fields at any time, and
- maintain shrub height at 4 feet for those living on the shoreline to allow for a sightline to the water.

Wishing you a Joyful Holiday and a Happy New Year.

John, Nancy and Patrick