Laurel Beach Association

2025 Annual Meeting

August 30, 2025

The 2025 Annual Meeting of the Laurel Beach Association ("Association") was held on Saturday, August 30, 2025 at the Laurel Beach Casino, 102 6th Avenue, Milford, CT 06460, pursuant to notice duly provided to all members of the Association.

The following members of the Association's Board of Managers were in attendance:

Terese Carey, Chairman

Nancy Anderson-Smith, Treasurer

John Carter, Clerk

Materials for the meeting had been previously distributed to the members, including the Official Notice and Call to the 2025 annual meeting, minutes of the June 14, 2025 Budget meeting and proxy information.

The meeting was called to order at 9:00 am by Terese Carey, Chairman.

The members in attendance rose and recited the Pledge of Allegiance.

INTRODUCTION

Ms. Carey reviewed the norms that will be observed in conducting the meeting: members are requested to follow the agenda, state their names and addresses before making comments or asking questions, and maintain a constructive tone throughout the discussions.

Mr. Carter read the Notice describing the purposes of the meeting as set forth in the agenda, including the following:

- Approval of the minutes of June 14, 2025 Budget Meeting;
- The election of the Board of Managers and the Police Committee;
- Reports from the Board of Managers and the Standing Committees.

Mr. Carter reported that one Proxy had been duly received prior to the meeting from Geoffrey Dugan in favor of Mr. Carter.

At Ms. Carey's request, on motion duly made and seconded, the members approved by voice vote dispensing with a reading of a roll call of Association members.

APPROVAL OF MINUTES

Ms. Carey reported that minutes of the June 14, 2025 Budget Meeting had been furnished to all members of the Association. At Ms. Carey's request, on motion duly made and seconded, the members approved by voice vote dispensing with a reading of the minutes of the June 14, 2025 Budget Meeting. Ms. Carey asked if there were any

corrections or additions to the minutes of the June 14, 2025 Budget Meeting. There being none, on motion duly made by Steve Moore and seconded by Bruce Gottlieb, the members approved by voice vote the minutes in the form furnished to the members.

REPORT OF NOMINATING COMMITTEE

Ms. Joanne Mahoney reported on behalf of the Nominating Committee. She stated that the Nominating Committee had reached out to members of the Association and discussed potential interest in serving on the Association's Board of Managers and Police Committee.

Election of Board of Managers. Ms. Mahoney reported that, based on its discussions with members and its own deliberations, the Nominating Committee is proposing the following nominees for election to the Board of Managers:

John Carter	Chairman
Nancy Smith	Treasurer
Patrick McNichols	Clerk

Ms. Mahoney introduced Mr. McNichols, a new nominee not currently serving on the Board, to the members in attendance at the meeting.

On motion duly made by Linda Gottlieb and seconded by Chris Blair, the members approved by voice vote the election of the slate of Board of Managers nominees proposed by the Nominating Committee.

Election of Police Committee. Ms. Mahoney reported that the Nominating Committee is also proposing the following nominees for election to the Police Committee:

Erinn Birney Tempesta

Michael Bannon

Joanne Mahoney

On motion duly made by Kaitlin Jacob and seconded by Kim Knowles, the members approved by voice vote the election of the slate of Police Committee nominees proposed by the Nominating Committee.

REPORT OF THE BOARD OF MANAGERS

Ms. Carey reported on behalf of the Board of Managers. She noted the following significant recent achievements by family members of Association members, which are deserving of recognition:

- Madelyn Wolfe, daughter of Sharon and Chris Wolfe, graduated from Laurelton Hall and will attend Villanova in Pennsylvania;

- Addelyn Maxwell, granddaughter of Jim and Janet Rainey, graduated from Amity High and will attend Kennesaw State University in Georgia where she will play Division I Lacrosse;
- McKenna Maxwell, granddaughter of Jim and Janet Rainey, graduated in three years from Rollins College in Florida and is currently in a 2nd semester graduate program for business at the same college.

In addition, Joanne Mahoney noted that Caroline Doyle, daughter of Deirdre Doyle, is in her 3rd year at the University of Connecticut and is currently doing an internship with Governor Lamont.

The members celebrated these achievements by a round of applause.

Ms. Carey expressed appreciation to the following for their assistance during the summer:

- Cali Jolley, Casino Director
- Milford Indoor Tennis for its partnership with the Association in providing tennis instruction for children
- The following volunteers for Open Casino Nights for children:

  Kristen and Rob Shugrue

  Mary Pat Healy

  Stacey Shanley

  Sean Barrett

  Sharon Wolfe

  Mary Ellen Curran

She also expressed appreciation to the following individuals for their extraordinary service to the Association:

- Beth Maroney - Website
- Frank Smith – Memorial Service Master of Ceremonies
- Cindy Eadie - Garden Club
- Kaitlin Jacob – Children's programs
- Elissa Brown – Adult Social Committee
- Danielle Camera – Tennis programs
- Chrissy Valiquette – Casino Maintenance
- Geoff Dugan – Stenographer

- Tom Harrigan – Finance Director. Ms. Carey presented Tom with a gift of appreciation – pickleballs.

The members expressed appreciation to all of these individuals by a round of applause.

Ms. Carey reported on the following objectives of the Board for the past year, which have been completed or are in process:

- Paperless Communications, to improve communication with members and achieve cost savings, has been achieved
- Commitment to Transparency: Quarterly and regular updates are posted to the website and transmitted to the members electronically
- Manage to Budget: closely monitor expenses and expense approvals
- Prepare preliminary job descriptions for Board of Managers and Standing Committee positions
- Update Board of Managers Handbook and Approved Vendor List

Ms. Carey reported on Casino repairs and improvements. She noted the following projects have been completed:

- Fixed Countertop in Kitchen
- Repaired Men's Bathroom Floor
- New/Matching Hardware for Ballroom Doors
- New Door Stops for French Doors in Ballroom
- Repaired Ballroom Ceiling Panel that Collapsed

She noted the following Casino improvement projects are planned for future years:

- Install Security Cameras
- Reinforce all ballroom ceiling panels
- Refurbish the French Doors at the Casino
- Paint Casino

PROPERTY COMMITTEE REPORT

John Carter reported for the Property Committee. He noted the following:

- Milford Point Road Boardwalk: Construction has been completed
- Guardrail on Milford Point Road at 1st & 2nd Avenue Field: Chris Saley, Director of Public Works for the City of Milford, has presented the following options regarding the new guardrail, depending on preferences expressed by the Association: (1) the City will remove the guardrail, (2) the guardrail will

be left as is, (3) the guardrail will be left as is and an adjacent walkway added inside the guardrail, or (4) the guardrail will be left as is with Laurel Beach adding and paying for any desired improvements, such as paint and/or planting. The current consensus of the Board is to leave the guardrail as is and have the City of Milford add an adjacent sidewalk inside the guardrail, for safety purposes. Mr. Carter noted that there have not been complaints regarding parking problems on the field off 1st Avenue caused by the guardrail during large events such as the 4th of July.

Anita Satti commented that the current guardrail creates a dangerous condition for pedestrians, as there is no sidewalk and the culvert is a hazard, and her preference is to remove the guardrail. She also stated that the guard rail does not blend with the neighborhood and residents on 1st and 2nd avenues are strongly against keeping this guard rail.

Another member inquired whether the Association will be responsible for maintaining and repairing a sidewalk.

Mr. Carter stated that further feedback will be gathered with adjoining property owners and other members of the Association regarding the guardrail situation.

- Parking on Ballfield: The policy is that no parking is allowed on the ballfield. Exceptions are made for handicap persons, special events and other extraordinary conditions, such as storms. Cars parking alongside the ballfield should park perpendicular on the roadside.
- LBA Property Use Agreement for Private Events: The policy is that a rental agreement is required when an LBA Member plans to use LBA property (e.g. beach, ballfield, etc.) to host a private event and intends to setup a large tent or membrane structure over 400 square feet, to ensure liability exposure is adequately addressed, even if no fee is charged.
- Violations: The Board continues to urge the Health Department to communicate with offending homeowners regarding blighted properties and also has been notifying owners of the obligation to remove obstructions on Association pathways.
- Complaints that have been received relate to obstructions on the pathways and improper use of the Association directory, which should be used for neighbor-to-neighbor communications rather than for mass solicitations.

MERCHANDISE/BRICKS

Merchandise: Laura Lombardo reported that she, Leila Stuhr and Elaine Arata have taken over responsibility for sales of Association-themed merchandise. Items from last year's 125th anniversary celebration are still available for sale. Orders of new merchandise

may be considered, depending on interest, and suggestions for new merchandise are encouraged. A "pop-up" sales event was held in conjunction with Music on the Beach and $700 worth of merchandise was sold. Additional pop-up events will be held throughout the year.

Bricks: Sheila Kempf reported that a total of 118 commemorative bricks have been purchased, including replicas, resulting in total profit of $13,356.00, before installation costs. A survey was conducted regarding locations for installing the bricks. More than 60 people responded and 85% of the respondents have purchased bricks. The survey identified that the locations preferred by most respondents are 5th Avenue Green and "Legacy Hill" (near tennis/pickleball courts), with nearly 70% favoring one of these two locations. The next steps are to solicit design proposals for the locations at 5th Avenue Green and Legacy Hill by October 31, form a committee to consider the design proposals and present a design recommendation to the Board of Directors for approval.

GRATITUDE AND RECOGNITION

Nancy Anderson-Smith, on behalf of the Board, expressed appreciation to Terese Carey for her tireless efforts and service on the Board and as Chairman during this past year. She presented Ms. Carey with a token of appreciation and the members joined in a standing ovation in recognition of Ms. Carey's service.

Ms. Carey thanked the members for their expression of appreciation and conveyed her thanks to Ms. Anderson-Smith and Mr. Carter for their service as Board members during the past year.

OTHER COMMITTEE REPORTS

Finance Committee

Tom Harrigan, Finance Director, delivered a financial report and commented on actual financial results for last fiscal year (7/1/24–6/30/25). He reported that 100% of Association current annual taxes have been collected. Mr. Harrigan stated that the Committee is preparing for the independent accounting firm's review of the Association's financial statements.

In response to comments and questions, Mr. Harrigan commented that, as previously reported, available reserves were significantly depleted by the expenses incurred for the courts improvement project, in turn leading to a decision to increase annual taxes in order to replenish the capital improvement fund. Mr. Harrigan also indicated that another tax increase of 10% is planned for next year and then we would revert to more modest increases after that. In addition, the Board will continue its diligent efforts to manage expenses until the Association's finances are back on track.

Mr. Carter reported that the Association's application for a $100,000 line of credit to support the Board's authorization for emergency borrowing has been approved by Dime Bank and is in the process of being completed. He reiterated that the Board intends that this

line of credit will be held in reserve and utilized only in the event of extraordinary circumstances.

The members engaged in general discussion and Mr. Harrigan and Board members responded to questions and comments.

Legal Committee

Steve Moore reported for the Legal Committee. He commented on the background and status of pending litigation matters, involving two Zoning Board Approvals for the properties at 25 8th Avenue and 143 4th Avenue and one pending quiet title action for 25 8th Avenue. He stated that the two Zoning Board Approval matters have been consolidated and that a non-binding arbitration is currently scheduled for late September. If the matter is not resolved through arbitration, the Association intends to push for an expedited trial. In the quiet title action, a trial is currently scheduled for April 2026.

He stated that the Board will report to the members on any significant developments in these pending matters.

Mr. Moore and members of the Board responded to questions and comments from the members.

Children's Social Committee

Kaitlin Jacob reported for the Children's Social Committee on the calendar of events held throughout the summer, as follows:

July and August Activities

- Tie Dye Shirts
- Ice Cream Social
- July 4th Parade and Sandcastle Contest
- Nerf Wars and Laser Tag
- Halloween in July
- Field Day
- Nerf Wars
- Friendship Bracelets
- LBA Day
- Enrichment programs: Giggling Pig Part Enrichment, TEKnologies Lego Program and Math Program Enrichment.

Ms. Jacob stated that a "Kids Campout" will be held in October. She noted that the summer's events were generally well-received and the Committee will be considering

refinements and improvements for future years' programs. Ms. Jacob also mentioned that the mothers would prefer that the Casino is open from 7:00 to 9:00 p.m. next year instead of 3:00 to 5:00, if the hours are again reduced.

Shore and Erosion Committee

Jim Seaman reported for the Shore and Erosion Committee. He stated that weekly beach cleanings had been completed on August 29 and he complimented Dave Plaskon for his good work. A member noted that one weekly cleaning was apparently missed. Mr. Carter stated the contract calls for 11 cleanings per season and the Board will follow up.

Mr. Seaman reported that, although bacteria in the water created an issue during the winter, water quality testing has confirmed that bacteria counts have been reduced and the water has been safe for swimming, boating and other activities during the summer.

Mr. Seaman described the status of the drainpipe at the end of 6th Avenue, which was damaged several years ago and replaced with a temporary pipe. The City of Milford has stated that a larger, permanent pipe will be installed but budget approvals and timing remain uncertain. The Committee will continue to follow up with the City's Department of Public Works.

Mr. Seaman noted that seawall damage has been minimal due to mild weather and long-term solutions are being explored as part of long-range planning discussions.

Police Committee

Erinn Birney Tempesta reported for the Police Committee. She reminded members that small watercraft need to be removed from the beach by October 31. She also reminded members to remember to close beach passageway gates and court gates after use.

Ms. Tempesta advised that the Committee has been working with the Milford Police Department on roadway safety issues, including the possible addition of fog lines on Milford Point Road from the courts to 4th Avenue and a crosswalk at the end of 8th Avenue across Seaview Avenue. She also stated that the Committee requested Police Department to increase police patrols during the summer. She commented that the Committee is greatly aided by "community watch" activities at the beach, the courts and other Association properties.

Adult Social Committee

Elissa Brown reported for the Adult Social Committee. She thanked all Committee members and hosts for the summer's social events that have taken place and are upcoming, as follows:

July and August Summer Events:

- At the Casino: Auction & Stone Soup
- Music on the Beach: Three events sponsored by the Association and two additional unsponsored events

- Moonlight Strolls: Two events sponsored by the Association
- Beach Yoga
- Men's Breakfast

Upcoming Events:

- 8/30 Labor Day End of Summer Fiesta
- 9/5 Moonlight Stroll
- 9/6 LBA Orchestra: Chris Blair described this event, which will be held next week (September 6)
- 9/21 Music on the Beach
- 11/29 Tree Lighting
- 12/7 Holiday Party

Ms. Brown thanked the large number of members who participated in the Committee's survey. She also noted that, although available funds are limited, many volunteers have made these events possible.

Courts and Sports Committee

Mr. Carter reported for the Courts and Sports Committee. He described recent improvements regarding the courts, including cement trim has been added to the main walkway, a hydration station has been added, arborvitaes planting and water line have been installed, pavers have been added at the courts entrance and a bike rack has been installed.

He reported on upcoming events, including the following:

- 8/29 Intermediate/Advance Pickleball Round Robin
- 8/30 Beginners/Intermediate Pickleball Round Robin
- 8/30 Junior Tennis Tournament
- 8/31 Adult Tennis Tournament
- 9/01 Pickleball Clinic for Beginners

Mr. Carter stated that 30 children participated in this summer's tennis instruction program, with the participants separated into four different age groups. Positive feedback has been received regarding the instruction provided by Milford Indoor Tennis and, as a result, the Committee is planning to continue this arrangement in the future.

Garden Club

Cindy Eadie reported for the Garden Club. She described recent design, planting and maintenance activities at various locations, including the two gardens on the 5th Avenue Green, the 6th Avenue welcome sign, the planters in front of the Casino and the Casino window boxes.

She invited interested members to participate in a Garden Club planning session to be held on September 10 to discuss new ideas, projects and suggestions. She also reported

that two sweet gum trees planted last year on the Green along Seaview Avenue died, and the trunks have been removed and replacements will be planted.

Following Ms. Eadie's report, the Board expressed a special thank you to Ms. Eadie and the Committee for their efforts regarding beautification of the community.

OLD BUSINESS

Recycling. Ms. Carey reported that the City of Milford's pilot recycling program for Laurel Beach ends effective September 1. She stated that feedback on the program provided by residents has been appreciated by the City and will be considered.

NEW BUSINESS

Pat Kehoe raised a proposal that annual fees for non-resident members be increased to $2,500 and that such fees should be automatically increased when the mill rate for annual fees for members is increased. This proposal was expressed as a motion, which was seconded by Craig Delsack.

The members engaged in an extended discussion of the motion. Mr. Carter reported on the level of non-resident memberships, which increased from 10 to 14 this past year, and that the annual cost was recently raised to $1,500 per year. Various comments and points of view were expressed, including that all members were entitled to advance notice and opportunity to be heard on such a proposal, that this type of matter should be determined by the Board based on input from the members, and the matter should be deferred to allow for further discussion and consideration. Other members disagreed with these comments and expressed the view that the proposal should be decided by the members at this time.

Following discussion, Ms. Kehoe revised her proposal to the effect that (1) the Finance Committee, with active participation by interested members of the Association, shall study a proposal that annual fees for non-resident members be increased to $2,500 and be automatically increased thereafter when the mill rate for annual fees for members is increased, and (2) the Finance Committee's recommendation on such proposal shall be presented to the members for consideration and vote at the meeting of the members to be held in June 2026. On motion duly made by Ms. Kehoe and seconded by Mr. Delsack, the members approved the revised motion by voice vote.

ADJOURNMENT

At the conclusion of discussion, there being no further business, Ms. Carey requested a motion to adjourn. On motion duly made by Linda Gottlieb, seconded by Bruce Gottlieb and approved by voice vote of the members, the meeting was adjourned at 11:15 a.m.

Respectfully submitted,

John Carter, Clerk

Geoffrey Dugan, Recording Secretary