PLP Board of Directors
Minutes
Feb 14, 2023

Present: Richard Erde, Meryl Lewis, Leah Sills, Ben Krull, Debi Gilden, Michelle Byron, David Leventhal

1. Approval of the **Jan 18, 2023 Minutes - Approved**

2. Previous Maintenance approvals (for reference):
   a. $48k phase 1 of Bungalow Infrastructure (pilings)
   b. $13k Social Hall infrastructure project (Underneath the main part of Social Hall) - Maybe postpone this…
   c. $13.5K- Hurricane proof social hall
   d. We have approximately $55k left for road repair and remediation of the lake shoreline and dam report

3. Lowering Lake to do work underneath Social Hall - Ben reported
   a. Cost to drain it is about $500.
   b. Leslie concerned that the water would be pumped to brooks in area, and concerned that it may not be legal, and would need a permit
   c. Scott said we have done this in the past, and it does not flood the brooks. Done slowly. In past was done in underground pipes, but we can not do it this way now
   d. Ben is recommending to postpone the work under the social hall. Adam said the social hall project is not a rush.

4. Road up to the basketball court is in bad shape (other roads also?) - **Adam will come to discuss at next call?**
   a. Several bids, still collecting more information

5. Lake Remediation - Scott prepared a detailed report with several options. We would like to discuss and review. Possible Projects and Costs: **Discuss and vote at this meeting?**
   a. Replace the damaged aerator and install in the spring: **$2600**
   b. Remove all Phragmites and bulldoze the entire area, replace fence or create new lake access area with a more permanent solution to prevent future growth of plants: **$4500+** (would be less if we did not bulldoze - **$2,100**) **(See below for pricing clarification)**
   c. Remove all plants and bushes between bungalow 4 and the beach: (some others on the lake committee may not agree.) **$7000** (this is in addition to b. and was priced assuming we do at the same time as b.)
   d. Replace top rails of dock railing (Chris?) Estimated lumber cost: **$500**
   e. 75 new rope floats. Cost: **$300**
   f. New Play Set for the beach. Cost: $10,000 + (board already discussing)

6. The Dam Report - This is the link to the mandatory study, required by the state. The results of the study will determine our dam's rating. Then it will be up to the state to tell us what we have to do. Hopefully the test will show only minimal damage from a dam failure, and NY State will require nothing more from us. I assume that the process will take several months to play out. On Tuesday the board can vote to authorize me to sign the contract**.** The cost of the hydraulics report -

Task		Total Cost
1	**Hydrologic Analysis**	4,100
2	**Topographic, Downstream Structure First Floor Elevation, and Bathymetric Survey**	
	Topographic, Cross Sections, and First Floor Elevations (assume 4 homes)	9,790
	Bathymetric Survey	8,580
	Survey Subcontractor Management	2,080
3	**Hydraulic Model and Floodplain Analysis**	8,600
4	**H&H Summary Reporting**	2,600
	Total	**35,750**

Leslie suggested - 1. Get another estimate 2. Have Chris measure depth of lake (may not be feasible). **Ben** will talk with Leslie about getting another estimate.

7. Committee Summaries and updates (Michelle) - Suggesting that there is some transfer knowledge from the existing committees as to what they do. **Leah** with reach out to Michelle L and Bailey since they have been involved with committees

8. Property maintenance a) Chris b) expert (Michelle) - Issues such as getting Chris to do more "management" and less doing items such as mowing lawns. We also discussed alternatives to grass… **Michelle and Debi** will research alternatives and propose to board

9. Emergency Services (Michelle) - Montrose Fire Dept said they have a key and a map of our property in their fire trucks. The Firefighter said if the trucks from another town may have problems if they got there first. Key is not so much of an issue, because they could cut the chain.

10. **Next meeting** - Thursday March 16th at 7pm

Pricing Clarification for 5b above:

- The reason for the disparity between the $4500+ in the summary section for Tom to remove the reeds and the numbers provided in the main section of my description ($2800 removal + $800 dumpster and carting + $500 possible fence replacement fee = $4100) is that it assumes that we ask Tom to come up with a more thorough remedy of plant removal and growth prevention - so that we do not find ourselves having to do it again in five or so years. I will not know his ideas and costs until you let me know if you would consider the extra spending.
- I believe the last time he laid down some netting that was supposed to battle the growth of plants but it only lasted a few years. Perhaps he has another idea to try. Remember that our other option is to simply treat the Phragmites on a regular basis so they die.
- If you approve the more thorough removal I will engage Tom to come up with some plans and costs that I will then share with you all.
- Finally if we award him both the project to remove the Phragmites AND the project to remove all of the other growth up through bungalow 4 - he may knock some more $ off since it's all work in the same area with the same equipment.