

Actors Colony Estate Association Annual Meeting Minutes

May 17, 2025 1:00PM Booth and Dimock Library

Attendees: Elizabeth Caron, Dan and Stacy Stevenson, Michael Mangiafico, Erik Cyr, Dawn and Geoff Benjamin, Carly Brian, Rachel Levine, Anthony Skut, Mckenna Considine, Katie Martin

Review of 2024 meeting minutes- the group was told last years minutes are available by request to Katie and a quick verbal review was done.

Reports

President:

Mckenna spoke to the group about the future of the association and if it is viable. Many who attended the meeting were thinking it might be good to dissolve the association. As an association we are responsible for the beach and specific roads that are considered association roads. The main costs to our association are the care of the roads we are responsible for and the cost of the insurance for the roads and the beach. If we were able to transfer the roads to the town our costs would go down significantly. Mckenna reported that there have been other associations that have successfully turned over their roads. Most recently Gerald Park had one road that was turned over through litigation, but it was with a member of their association. AC has roads that are considered private and the Association's responsibility to maintain but this does not include the plowing that the town does. These roads are as follows: Allen Drive, Barry Road, Briston Road, Camilleri Drive, Upper Gable Road, Healy Avenue, Kenneth Avenue, Manor Drive, Newton Avenue, Pickford Drive, Stewart Road, Swanson Road. Mckenna reported that the roads are the most expensive part of the AC budget because of insurance and maintenance. She reached out to James Drumm Town Manager and Lisa Thomas of the town to try to mitigate getting the roads transferred to the town but there has been no response from Mr. Drumm and Ms. Thomas is sympathetic, but no action has been taken. The town in the past has required all the roads to be surveyed prior to turning them over which is a huge expense, but it is unclear if this is truly required. The association previously had voted to set aside funds to do the surveys one road at a time but later discovered this would have tax implications for association if we were over an income limit. The board will continue to pursue this but is asking the members to also contact James Drumm regarding how this impacts the community. We are also asking that he meet with our membership in September to explain the process and provide documentation of the process for road transfer. People who attended the meeting were sent a talking point letter they could use when connecting with town officials about association roads.

Mckenna also reiterated the fact that the Association was required to convert to a mil rate for taxes under the state's Special District Act. So each member's tax bill will be based on property owned within the association.

Vice President:

Nick Conside was unable to attend but Mckenna reported that they have been together on back taxes owed to the state and accounting

Treasurer:

Kate Coefill had resigned her position earlier this year but we want to thank her for all she did to support the association. Mckenna reported that all the paperwork necessary for the accountant to report to the state regarding the association's tax status has been done, including past due reports. Mckenna also provided the 2025-2026 budget for review, the new mil rate is down from .12 to .085 because of the whole town being reassessed and people's taxes changing. Katie motioned that we approve the new budget and mil rate Liz Carson seconded it passed unanimously (see below). Since the Treasurer position was open Mckenna motioned to elect Liz Caron as new treasurer, seconded by Tony, passed unanimously.

Tax Collector:

Monica King had also resigned from tax collector position this year but sorted through members taxes with the association and provided material we can use going forward. Thanks to Monica. Mckenna volunteered to become the new tax collector for the

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association since she is planning to work with the Finance department and town clerk regarding liens. She will continue to serve as President. Katie motioned she be elected as tax collector, Tony seconded, unanimously passed.

Beach Foreman:

Tony reported that the beach is ready to open. The new buoy was installed last year. He reported there have been an increase in the cost for the port o let and the only other costs are related to monthly mowing and fall clean up. Next year may need some additional funds for materials that wear out otherwise in good shape.

Road Foreman

Tony took over this position earlier this year. We would like to thank Justin Davis for all he did for the association. Tony reported that he cleared out the street drains on the corner of Camilleri and Gable Road to prevent washout on lower Camilleri. He also inspected Upper Gable road where there is an issue of cars bottoming out because the road is bowed. There was discussion on the best way to fix this issue since it is not uncommon on several roads in the community. The heavier trucks like the trash and recycling trucks don't help the situation. The association is working on getting bids to find the efficient way to fix this issue properly. Mike said he was willing to be road foreman and would work with Tony. Mckenna motioned Mike be elected as road foreman, Tony seconded, passed unanimously.

Secretary

Katie reported she has been working on creating more automation of association docs, and communication with the help of the library staff. This will centralize information of the association hopefully to members and board members will be able to find information.

She has also been working with board members to revise the bylaws which is required every ten years. Katie is looking for volunteers for one to two meetings to review the changes made and provide any feedback she can be reached at kmartint10@yahoo.com please put Bylaws in the subject line.

There was no new business brought up and the meeting was adjourned at 2:00pm.

	2023-2024 budget	Proposed 2025-2026
Accounting:	100	500
Beach:	1800	2000
Contingency:	600	600
Legal:	100	1000
Honorarium: President	200	200
Honorarium: Vice President	200	200
Honorarium: Secretary	200	200
Honorarium: Treasurer	200	200
Honorarium: Road Foreman	200	200
Honorarium: Beach Foreman	200	200
Honorarium: Tax Collector	600	600
Officers & Liability Insurance	3200	5000
Clerical:	500	500
Taxes:	200	200
Roadwork:	1800	1800
Sec of State	50	50
	10150	13450

Budget 2025-2026 passed with a mil rate of .085