

## 2022 LCPA VIRTUAL ANNUAL MEMBERSHIP MEETING

July 17, 2022

“Welcome” to all members of the Long Cove Point Association. Thanks to all the members who were able to participate in the Survey Monkey. We are happy to report that nearly 100% of the surveys were completed.

On behalf of the entire membership, I would like to extend my thanks to Elizabeth Vercoe for her 18 years of service as “keeper of our website.” The role is currently being transitioned to member Andrew Fenniman. Please direct any requests for updates to Andrew at afenniman@gmail.com.

### 1. In Memoriam

The Club lost 5 “vibrant souls” since we last gathered- Anne Buell, Don Murray, Jean Arnold, Peter Neff, and Richard Stebbins.

### 2. Secretary’s Report – Elizabeth Vercoe, Secretary

*THE MEMBERSHIP VOTED UNANIMOUSLY TO ACCEPT THE MINUTES OF THE JULY 17, 2021 VIRTUAL MEMBERSHIP MEETING.*

### 3. Treasurers’ Report-Mark Jones, Treasurer

-The Association, as of 7/16, has \$35,728 in the combined checking and capital expense accounts.

- As of 7/16, 274 paid membership renewals have been received. The membership committee will follow up with members who have yet to complete their renewal.

- There is one club rental for a wedding in September and the space was used for two members’ memorial services in late June.

*THE MEMBERSHIP VOTED UNANIMOUSLY TO ACCEPT THE 2021 FINANCIAL STATEMENT.*

### 4. Results of Votes on Proposed Changes to the Bylaws.

- 97% of the membership voted to accept a change to the bylaws regarding lapsed membership. The bylaws will now read:

*“A Member who fails to pay dues by the end of the calendar year shall be deprived of all rights and privileges of the Association. Members in arrears shall be dropped after due notification, but may be reinstated, regardless of the number of seasons missed, by payment of dues for the season in which they wish to rejoin, plus one additional year’s dues.”*

- 92% of the membership voted to accept a change to the bylaws regarding adult children of members. The bylaws will now read:

*“When adult children of members reach their 26<sup>th</sup> birthday and if they make frequent or extended visits during the season, and/or wish to have voting privileges, they need to apply for their own membership.”*

- 91% of the membership voted to accept the first change to the bylaws regarding the procedure to be followed by those seeking new membership and 86% voted to accept the second change regarding new membership. The bylaws will now read:

*“Those seeking membership may either provide recommendations from two current members or be interviewed by at least two members of the Board of Directors or two members of the Membership committee who will assess whether they meet the objectives of the Association as defined in article I A of the Bylaws of the Association.*

-and-

*“Those completing the paperwork and either process for securing recommendations will become full members and not require a vote by the membership at large.”*

## **Committee Reports**

### **A. Tennis – Beau Villecco, Chair**

1. Court time continues to require online booking at [www.yourcourts.com](http://www.yourcourts.com).
2. In addition to individual play, the men’s and women’s leagues, private lessons, and weekly triples tournaments, supervised by our instructor, Georgia, are also ongoing. A Triples Tournament is scheduled near the end of July. Details are on the club website.
3. Maine Track and Tennis will make an onsite visit at some point this summer to assess the condition of the court and to determine if there is any need for major work to be done. Based on a conversation with Maine Track and Tennis this spring, current costs for resurfacing of the court would be approximately \$8,000 to \$10,000. The Board has been planning for this expense.
4. Small cracks in the surface continue to be fixed as needed by members of the tennis committee.
5. The tennis committee will be offering an introduction to pickleball in late July.

### **B. Membership- Claire MocarSKI, Chair**

*98% OF THE MEMBERSHIP VOTED TO ADMIT THE 12 PROSPECTIVE MEMBERS AS FULL MEMBERS.*

**-Joanna D. Lukianoff** of Chamberlain, Maine.

**-Amy and David Flanagan** of New Harbor, Maine.

- Alida and John Zimmerman** of Waldoboro, Maine
- **Melinda Page** of Mercer Island, WA and New Harbor, ME
- Christopher Williams** of New Harbor Maine
- Jean vande Moortell** of New Harbor, Maine
- Julia Fitz-Randolph** of Pemaquid, Maine.
- Pamela and Peter Antosiewicz** of New Harbor, Maine and Deerfield, Florida.
- Martha Fortier** of Bremen, Maine

### **C. Finance Committee Report**

*“The LCPA Finance Committee has been receiving quarterly updates of the LCPA finances since its formation in 2021. Committee members have reviewed the club’s Income and Expense statement, along with appropriate bank statements and receipts, and believe that it presents fairly, in all material respects, the club’s financial position as of the date of the report. The committee will continue to receive quarterly updates going forward. The Finance Committee consists of the Treasurer, Mark Jones, and two independent members, John Rolfe and Peter Waystack.”*

### **D. Nominating Committee- Kit Reno, Chair**

*99% OF THE MEMBERSHIP VOTED TO ACCEPT THE SLATE OF BOARD MEMBERS PUT FORTH BY THE NOMINATING COMMITTEE.*  
**BOARD OF DIRECTORS FOR 2022-2023**

- John Mulcahy, Claire Mocariski, Mark Jones, Amy Rolfe, Bonnie Potter, Marcia Kagan, Carol Kirby, Melissa Norton, Katherine Bullis McCutcheon.

On behalf of the membership, I would like to thank outgoing members Tim Peele and Elizabeth Vercoe for their service to the Board and to the Long Cove Community.

### **E. Social Committee – Chris and Catherine Gram, Co-chairs**

The schedule of activities for the 2022 season has returned to close to the pre-pandemic offerings. For large group events we continue to offer the option of indoor or outdoor searing.

### **F. The Archive Committee has no report.**

### **G. House Committee –Amy Rolfe, Chair**

1. Work was completed last summer to scrape and paint all the railings on the clubhouse porch.

2. Brush around the sides and back of the clubhouse, and some small trees and branches overhanging the building have been cleared by our current lawn service.

3. Maintenance work on the front screen doors and the permanent benches is underway.

4. The house committee is now taking responsibility for pest control at the clubhouse.

5. Some of the floor boards at the top of the handicap ramp need attention. The House Committee is exploring options for repair.

## **H. Yoga Committee- Marcia Kagan, Chair**

Yoga continues Mondays, Wednesdays, and Fridays from 9-10 am. Friday sessions through the end of August are instructor-led.

## **5. Chair and President's Report – John Mulcahy**

- a. Regular inspection and maintenance of our Fujiclean Septic System by Septic Preservation found all in good working order during their May inspection. Given its seasonal use the system will only be inspected once a year, in the spring.
- b. In 2021, LCPA Charitable Donations (*combined voluntary donations and members'-approved percentage of membership dues*) totaled \$4352, and distributions were made to The New Harbor Food Pantry, Caring for Kids, CHIP, First Responders, the Bristol Library, the Bristol Historical Society, and the Community Energy Fund.

**Just a reminder that the voluntary charitable contributions members make during the membership renewal process in the spring are not tax deductible.**

- c. In light of the difficulty of finding Members who are able/have the time to tackle some of the large-scale maintenance projects associated with the Clubhouse, the Board contacted a local carpenter who toured the building (both inside and out) with me and the Chair of the house committee. Based on conversation with us and his assessment he provided the Board with a master list of possible projects -some needing immediate attention and some for future consideration- and current estimates for the work.

Below are his findings and the Board's plan for each.

- There is a rotting vertical support which requires repair this summer.
- The vertical slats under the porch should not be touching the ground as this will result in rot. These will be adjusted this season.
- All the windows in the building are in need of repair (recaulking, scraping, painting). This is a large project and even if we were able to find a person/company to take the project we suspect it would be very expensive and would have to be repeated periodically. The Board is considering replacing all the windows with Vinyl double-hung units which would require minimal upkeep. Member Bill Mullin has volunteered to research craftsmen who could perform the necessary work on the current windows, thereby avoiding the need to

replace them, and secure estimates for those services. The Board will choose which plan to follow once we are all available information necessary to make an informed decision.

- Amy Rolfe, House Chair, spent much of last summer scraping and repainting the porch railings. They look fantastic and should not need attention(hopefully) for some time. When the time comes for significant “rehab” the Board may consider replacing the railings with a composite material. This is obviously a topic for further discussion.
  - The Board is also planning for the repainting of the “ceiling” above the porch. An estimate from a painter has been secured but we will seek additional estimates for the project. This work would not be done until next season.
- d. During a heavy wind storm mid-winter, the top of one of the dead pine trees that was located to the left of the clubhouse broke off and impaled the roof of the former steward’s room. The estimate for repair was below our insurance deductible so the repair was initiated without needing to file a claim. To avoid possible future issues a tree service was engaged to remove four large dead pines in the same location as well as two large trees that were already on the ground.

On behalf of the Board of Directors I would like to thank all Committee Chairs, committee members and the volunteers who contribute to our efforts to keep the Club “chugging along.”

I hope that the decision to provide a comprehensive preview of the issues that required a vote by the membership before the voting commenced was helpful as you completed the survey. I realize that even this does not allow for the kind of open discussion to which we have grown accustomed at other Annual Meetings and will not allow for “in-the-moment” changes to any of the reports or documents before they are put to a vote. We are planning to resume our “live” Annual Meetings in 2023 but will also continue to provide an avenue for members who are not able to attend in person to have their opinions “heard” when policy matters are on the agenda.

Please contact me at [mulcahy1953@gmail.com](mailto:mulcahy1953@gmail.com) with any concerns or if you feel there are other issues which we should be addressing.

Thank you,  
John Mulcahy  
LCPA Board Chair and President.