

CUBA LAKE DISTRICT BOARD OF COMMISSIONERS
Pole Barn, Erick Laine Way, 5962 West Shore Road, Cuba, NY 14727
REGULAR MEETING – MAY 8, 2025 – 7:00 PM

CALL TO ORDER:

The regular meeting of the Cuba Lake District Board of Commissioners was called to order Chairman Jay Morris at 7:00 PM.

PRESENT: Jay Morris, Chairman
Michael Nenno, Vice Chair
Sarah Bradley, Commissioner
Nate Smith, Commissioner
Andrew Lindquist, Treasurer
Brandi Porcello, Secretary

EXCUSED: Stephen Austin, Commissioner

GUESTS: *Each guest will be allowed 3 minutes to speak at the beginning of the meeting. If discussion results, it will be a maximum of 15 minutes per discussion. Any further comments will be made at the end of the meeting. Thank you.*

- Mary RAYMOUND (#238) – Nothing to report.
- Mary LINDQUIST (#247) – Nothing to report.

APPROVAL OF MINUTES:

Review of the April 13, 2025 meeting minutes. Vice Chair Nenno moved seconded by Chairman Morris to accept the amended minutes. MOTION CARRIED unanimously.

TREASURER'S DISTRICT FUNDS REPORT: Reported by Treasurer Lindquist.

Cuba Lake Cash Account Balances – Treasurer Lindquist provided district fund reports for March and April 2025. Treasurer Lindquist provided the cash fund balances for March and April 2025.

Cuba Lake District List of Claims – Treasurer Lindquist provided the list of claims for March of 2025 totaling \$43,092.67. \$39,500 put towards the certificate of deposit. Treasurer Lindquist provided the list of claims for April of 2025 totaling \$3,305.13.

Vice Chair Nenno moved seconded by Comr. Smith to approve Cuba Lake District Cash Account Balances and Cuba Lake District List of Claims for March and April of 2025. MOTION CARRIED unanimously.

TREASURER'S MANAGEMENT FUNDS REPORT: Reported by Treasurer Lindquist.

Cuba Lake District Management Fund Cash Balances – Treasurer Lindquist provided the Management Fund cash reports for March and April of 2025.

Cuba Lake District Management Fund Checks Written – Treasurer Lindquist provided the checks written for March of 2025 totaling \$19,804.61 which included the \$10,000 purchase of the lean-to structure off our District Building. Treasurer Lindquist provided the list of claims for April 2025 totaling \$9,232.07.

Vice Chair Nenno moved, seconded by Comr. Bradley to approve Cuba Lake Management Fund Cash Account Balances and Cuba Lake Management Fund Checks written for March and April of 2025. MOTION CARRIED unanimously.

CORRESPONDENCE:

- Kaitlin E. Giordano, supervisor at Buffamante, Whipple, Buttafaro, sent an email to Chairman Morris with the preliminary audit reports, which included financial statements and governance letter, for the Commissioners to review. If all looks good, it can be signed and returned for them to process the final reports.

- Kaitlin E. Giordano, supervisor at Buffamante, Whipple, Buttafaro, sent an email to Chairman Morris regarding year end audit questions pertaining to fraud and fraud related risks for the Cuba Lake District's Management Fund:

 1. **Do you have any knowledge or suspicions of fraud affecting the Management Fund? No**
 2. **Do you believe the internal control processes in place at the Management Fund are sufficient to help mitigate the risks of fraud? Yes**
 3. **Do you think that the importance of ethical behavior is effectively communicated to the Management Fund's employees? Yes**
 4. **If any issues were brought to your attention, would you feel comfortable reporting them to the Board? Yes**
 5. **Any issues with noncompliance of laws or regulations that we should be aware of? No**
 6. **Are there any legal matters (pending, threatened, or on-going litigation) that we should be aware of? No**

- Bellhurst Farm LLC sent Chairman Morris a contract for the commissioners to review regarding vegetation management for approximately 2.5 acres of the Cuba Lake Dam beginning this summer.

Vice Chair Nenno made a motion seconded by Comr. Smith to amend the "Vegetation Management Contract for Cuba Lake Dam" per the commissioner's discussion. MOTION CARRIED unanimously.

LOT TRANSFERS:

- LOT 10: Carolyn Davis to Theresa Beevers
- LOT 11: Executed Lease for Michael and Nicole Jones
- LOT 65: Dina Dipasquale to Bonnie Koschir, Nicole Klein, & Jason Klein
- LOT 66: Derwood and Rita Say to Kristi Beggs
- LOT 93: Rondo O'Keefe to O'Keefe Irrevocable Trust
- LOT 231: Dipasquale & Carls to Kathleen C. & David F. Sperazzo
- LOT 280: Executed lease to Harry S. Hull and Gay Bowen Hull Living Trust
- LOTS 322/322R: Executed Lease to Mark S. Hannon (Trustee of the Mark W. & Carolyn R. Hannon Revocable Trust 1)
- LOTS 350A & 351: Douglas E. Reeves to Kurt T. Benham
- LOTS 369 & 370: Barbara C. Close to Mary E. Close Hubner
- LOT 373A-1: Robert & Carol Riggs to Aaron Jahnke, Shoreline Solutions, LLC

OLD BUSINESS:

- Chairman Morris visited the spillway project after our meeting last month to update the commissioners on the height of the spillway and the water level.

LAKE MANAGERS REPORT: May 8, 2025 Presented by Lake Manager Barrey

- Cuba Lake Reclamation Project
 - Waiting for permits.
 - D.E.C. and Army Corps. have received our permit resubmission, and it is under review.
 - As of January, all projects must go through Albany for a wetlands determination. I have submitted the form.
 - Need to resubmit SPEDES permit.
 - Looking for funding sources.
- Dam Safety
 - Dam and Spillway Projects
 - Spillway project nearly complete. Site landscaping in Spring.
 - LC Whitford is working on Dam project. On schedule.
- Pole Barn

- Finish perimeter of parking area in Spring.
- Harvester Maintenance
 - Harvester has been pulled for the Winter
 - Dana is working on the skimmer.
- Sediment basins
 - Mount Monroe. Review in Spring
- Concerns for Discussion
 -
- Permits
 - 25.56.301 Weatherall Patio

COMMITTEE REPORTS:

1. **Building and Lot Improvements/Lake Maintenance** – Committee: Stephen Austin, Sarah Bradley, with Lake Manager Barrey. Nothing to discuss.
2. **Budget and Finance** – Committee: Michael Nenno, Andrew Lindquist. The commissioners discussed the audit report.
3. **Water Quality** – Committee: Sarah Bradley, Michael Nenno, with Lake Manager. The CSLAP testing will be conducted again this year. Dana Harvey did an excellent job maintaining lake level with the abundance of rain so far this season.
4. **State Relations** – Committee: Jay Morris, Nate Smith. Nothing to report.
5. **Public Relations and Cuba Lake Newsletter** – Committee: Jay Morris, Stephen Austin. We received the CLCOA newsletter. The Sports Locker merchandise link has been updated.
6. **Sediment Removal** – Committee: Michael Nenno, Nate Smith, with Lake Manager Barrey. No additional items to report.

NEW BUSINESS:

- Discussion of lease fee calculation.
- Commissioner discussion regarding the replacement of Jack Hart as the Cuba Lake District legal counsel.
- The annual election timeline was reviewed by the commissioners. There will be one open commissioner seat this year. The annual election will take place on Saturday, August 30th.

FOR THE GOOD OF THE LAKE:

EXECUTIVE SESSION:

Vice Chair Nenno made a motion seconded by Comr. Smith to move into executive session at 8:06.

ADJOURNMENT:

Vice Chair Nenno made a motion seconded by Comr. Smith to adjourn the meeting. MOTION CARRIED unanimously. Meeting adjourned at 8:25 PM.

Respectfully submitted,

Brandi Porcello, Secretary