

## **August 26 Meeting of CER committee @ 4:00 pm**

AL Lenge, Deborah Wagner, Janice Klunder, Lise LeTellier

Reviewed the whole idea of a CER- Members vs nonmembers. Some nonmembers don't care about using the facilities and others aren't members for financial reasons, so if we focus the restrictions on environmental reasons, we might be able to get them to join. Need to focus on restrictions on individual lots and that protect the environment

Keep the obligatory membership out of the CER, so nonmembers have a CER but not required to have a membership. Members have rules and regulations, but non-members need to think about the environment to benefit all.

The WPOA still needs to be a signatory to the CER because WPOA still needs to be responsible. First we will focus on the lot owner restrictions, then move to WPOA community restrictions.

Reviewed the current draft and Janice's draft ideas and continued to work on, and to focus on, restrictions for environmental protections that most people would be willing to sign on to. Major focus was to get rid of "encourage" or "should considered" and other verbiage not focused on these points.

Some aspects need to be moved to rules and regulations of members.  
Once we complete these restrictions, we will create bullet points to give purpose.

Next meeting Tuesday Sept 5 9:00 AM.

Adjourned at 6:30.

## **September 5, 2023 @ 9:00 AM**

In attendance: AL Lenge, Deborah Wagner, Janice Klunder, Lise LeTellier, Frank Fazi

Open Forum: Nothing offered by those present

- Committee reviewed and revised Lot restrictions- Reduced to 12
- Committee reviewed the preamble and articles and agreed with language that was either the same or revised or eliminated from the original document.
- Committee agreed unanimously to the document completed. Noted that certain aspects would need to be revised by lawyers only.
- Committee agreed the next meeting should be focused on a board presentation, with bullet points of what we did and why we did it. A draft of the revisions will be presented to the board prior to the board presentation.
- Next steps after board will be in preparation of community discussion.

Open Forum: No one present

Next Meeting - Tuesday Sept 26, 9:00 AM.

Adjourned at 12:00 PM.

## Sept 26 CER Minutes

Purpose of CER and why we want it.

Purpose- To protect the environment

Hierarchy of obligations

- Federal, State and local, binding of all owners
- Bylaws binding on WPOA and members of WPOA, and most owners are members.
- Deed restrictions are on all owners who have it on their property, while restrictions are in effect.
  - Binding on WPOA and just under half of those in Wildwood and expire in 2028
    - WE NEED to state WHY a CER benefits ponds, environment etc....
    - Irrespective of any changes in bylaws or town laws, etc, these are important....
    - This is FOR the FUTURE- it does not change with the times, it is meant to be timeless
    - To answer why this is critically important, we need to ask, if the zoning laws permit it, why don't we?

How do things get amended?

- Gov't legislation vote, we can't change this.
- WPOA Bylaws is  $\frac{2}{3}$  vote and Rules and Regulations and Code of Responsibility are majority of the quorum at a meeting
- Deed restrictions amended by  $\frac{2}{3}$  of ALL the lots subject/bonded to CER, not just at a meeting.
  - Deed restrictions are more permanent and meant to be there for future.

Enforceable

- Bylaws- Fines
- CER only by legal action- But it has never been enforced.....

**Our TASK for the next few weeks is to...**

- Look at each restriction and create 2-3 bullets as to why it is absolutely important to have it as a restriction.

This is an example of the work we did and what we are shooting for and what we did together:

Single family dwellings only are critically important because an increase in population density runs the risk of environmental degradation.

- Pressure of risk of septic failure
- Pressure for Increase beach use and storage of boats increases degradation of beaches
- Increase in tree removal due to space and danger to more

Goals and next steps:

- Meet with Frank and Ann Fazi to review what we have and give them a change to air their concerns.
- Get together with former CER active people such as David Laks, Scot Burghoff, Denis Dillalo, Doryce Seltzer, Stan Rosenberg and others from the 1998 and 2005 to get them to hear what we are trying to do and see what they have to say.
- Finalize our documents with the help of Doreen Oshinskie to make sure we communicate it well.
- Make presentation

**Next Meeting Oct 24 9:00 AM.**