

**Continental Village Park District Joint Advisory Committee Meeting
Cortlandt-Philipstown-Putnam Valley**

The Continental Village Park District Joint Advisory Committee (JAC) held an open meeting at 7:30 p.m. on June 10, 2025.

Attending Joint Advisory Committee members were:

Cortlandt	Ryan Palace Charles Park Bernie Zipprich Dr. Larry Baskind
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Philipstown	Lou Liotti Jesse Lubbers Christopher Lubbers
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Putnam Valley	Gorkey Estrella
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Also present:

Superintendent	Fred Romer
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Recording Secretary	Orly Lynn
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Charles Park served as the acting Chairperson. The following items were discussed:

Correspondence:

The minutes from the May meeting were reviewed and unanimously approved.

An update was provided on the Philipstown playground grant application; the committee is hopeful to receive a response by the end of the month. A brief update was also shared regarding communication with Matt B. on weed harvesting. Although there is currently no visible surface growth, he is expected to attend the July meeting to discuss further.

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Building & Grounds Committee:

No significant updates this month. However, it was noted that while the shop roofing is in good condition overall, the flashing on the north side is leaking and causing dampness along the stone. The estimated cost for repairs is approximately \$1,000.

Lake & Dam Committee update:

Ryan Palace reported that sampling materials have been received for the CSLAP (Citizens Statewide Lake Assessment Program). Sampling is expected to begin mid-June, weather permitting.

Finance Committee:

Jesse Lubbers provided a budget overview, noting that with recent and upcoming expenditures related to roofing, tree treatment, and other items, approximately 75% of the annual budget has been allocated. The committee discussed the potential elimination of the second round of weed harvesting in order to maintain a financial buffer and avoid exceeding the budget. A final decision will be made by the end of June.

Communications:

Chris Lubbers updated the committee that beach hours have been posted to the website. The community calendar will soon be going live on the site, further updates to follow. Thus far, over 30 residents have signed up to receive email notifications and updates.

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Old Business /New Business:

Under Old Business, it was reported that dam repairs were completed by Arty D'Angelo, town of Cortlandt engineer. Fred is awaiting the final cost and expects to have a full report by the end of the month.

In New Business, Chuck shared that Mike Phelan's sister, who owns the funeral home where he will be viewed, has expressed interest in collecting donations in his honor. Due to limitations on private monetary donations, the committee discussed the possibility of applying the funds toward a commemorative plaque. The plaque may be placed at the clubhouse, gazebo, or tennis court in his memory. Jesse motioned to allow the donation of a memorial plaque from the funeral home in honor of Mike Phelan; the motion was seconded by Chris and unanimously approved.

Additional motions were introduced and approved: Lou motioned for tree trimming; seconded by Gorkey. Bernie motioned to approve \$1,000 for repairs to the shop flashing; seconded by Larry Baskin. Jesse Lubbers motioned for brush clearing by the lake; seconded by Chris Lubbers. It was noted that the expenses from these three motions may be offset against the second round of weed harvesting funds if deemed necessary.

Superintendent Report:

Fred Romer reported on lake water quality. As of June 6, bacteria levels were at 435.2 MPN/100 mL, up from 68.3 MPN/100 mL on June 4. The passing threshold is 61 MPN/100 mL. The County Department of Health is scheduled to return for additional testing on June 11. Samples will be collected from various points around the lake. Drones are also being utilized to identify any possible septic leakage along the perimeter.

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Little Bear has begun algae treatment using environmentally safe chemicals that will not harm aquatic life. The DEC is expected to release the aquatic pesticide permit by Friday, June 13, after which work can begin. Second Nature, the tree contractor, visited the property to assess fallen trees and pruning needs, providing a quote of \$800 for the pruning work. Fred is also coordinating planting and general beautification efforts and will be forming a volunteer planting committee.

Preliminary pricing for weed-whacking services came in at approximately \$1,200. Jesse motioned to approve the tree trimming.

Lastly, Fred reminded the committee that rental paperwork must be submitted at least five business days in advance of scheduled use.

Public Commentary:

Resident Kathleen Kaoure, shared that she had spoken with Nancy Montgomery to explore whether any county funds might be available to support septic system repairs or upgrades.

JAC By-Laws/ Appointments / Action Items / Next Meeting:

A motion to adjourn the meeting was made by Lou Liotti, seconded by Gorkey Estrella, and unanimously approved. The meeting concluded at 9:30 PM.

The next Joint Advisory Committee meeting is scheduled for Tuesday, July 8, 2025, at 7:30 PM in the Clubhouse.

Respectfully submitted,

Orly Lynn

Reporting Secretary