

Autumnal Greetings FPA Neighbors!

Here are a few updates, requests and reminders for our community:

2025 Annual Meeting Minutes

We had another full house at the annual meeting – and a delicious picnic. Thanks also to those who couldn't come but sent in proxies. The draft minutes are attached for your information and will be approved by the membership at the next annual meeting -- Saturday, July 25, 2026. Save the date!

2025 – 2026 Officers and Board Members

President, Byron Cortez, Secretary Kellee Joost and Treasurer Terry Michael continue in their roles. Thanks to Tim Gallagher for volunteering for the Board. He was elected at the annual meeting and joins Nate Cagle, Bob Cross, Loretta Westphal and Bob Woodcock. Our contact info is on the website. Feel free to reach out anytime. www.farnhampoint.com/resources



Little Cove Bench

We're happy to report that the area at the foot of the Little Cove bench has been cleaned up and filled in with reclaimed stone to preserve the area around it. Thank you to volunteers Jamie Golden, Tim Gallagher and Chris Hunter who pitched in. Fun fact: The bench was placed many years ago in honor of Gene Tees, father of architect Scott Tees who built 4 Fish Hawk Hill for his dad. It's an idyllic spot to enjoy a book, a cup of coffee or just a quiet moment overlooking the water.

MDOT Fixed the Hole!

Great news...The Maine DOT has *finally* completed repairs on the large hole near the neighborhood entrance. This was a major safety concern, and we're relieved to see it resolved. Next time you see Bob Woodcock give him a great big thanks. We are grateful for his "strongly worded letters" and follow up that ultimately got the job done.





Keep Your Mailing Info Up to Date

As we prepare to send the annual maintenance fee invoices, please make sure your mailing address is current in the neighborhood directory. If you've moved or changed P.O. boxes, please let Kellee know. You can also update your contact info on the website. www.farnhampoint.com. We will be emailing and mailing the invoices in early January.



Request for Emergency Contact Info

For the safety and well-being of all in the Farnham Point neighborhood, we're collecting emergency contact information. This contact would be someone who we could call if we can't connect to you (using the info on the neighborhood directory) and would be used only in case of urgent situations e.g., storm damage, health events or emergency neighborhood alerts. This info will be kept private and only used if we can't reach you and need to do so ASAP. You can submit this emergency contact (name and phone number) by emailing Kellee Joost kelleefpa@gmail.com.



Winter Road Safety

Here's your pre-winter reminder to stay safe on our narrow roads – especially with early sunsets and snow just around the corner. Please remember to:

- Keep Right – especially on the curves but everywhere else too
- Maintain the 15 mph Speed Limit – especially wise if someone else isn't "keeping right"

Stay safe and enjoy the season!

Nate Cagle
Kellee Joost

Byron Cortez
Terry Michael

Bob Cross
Loretta Westphal

Tim Gallagher
Bob Woodcock

**2025 Farnham Point Association Annual Meeting
East Boothbay Fire Station
10:00 AM July 26, 2025**

Attendance:

- 23 voting members
- 8 proxies
- Board members present: Byron Cortez, President; Terry Michael, Treasurer; Bob Cross; Loretta Westphal and Bob Woodcock. Absent: Kellee Joost; Nate Cagle

1. Welcome and Call to Order

President Byron Cortez called meeting to order and established that a quorum was present.

2. Approval of 2024 Annual Meeting Minutes

Motion to waive the reading of the minutes heard, seconded, and unanimously approved.

Motion to approve 2024 Annual Meeting Minutes heard, seconded, and unanimously approved.

3. Remarks and Updates

Byron Cortez, President: Welcomed all to meeting and asked for a moment of silence to memorialize the passing of long-time FPA resident Connie Manter. Introduced her son Jon Manter who will be taking over the membership in the Association.

4. Reports of Officers

Terry Michael, Treasurer:

- No unusual expenses to date in 2025 so more funds available for roads
- Increased dues 3 years ago also enables more to be spent on roads
- Paved 46% of our paved roads in last 4 years
- Roads should last 10 years – goal to get ahead by paving more than 10% of roads each year
- Plowing and Sanding - \$15k last winter, a little more than usual and what was budgeted
- Project a \$15-16k balance at end of year, then will receive dues. Want to ensure we have cash in case something big comes up
- Current cash balance is about \$23K
- End of 2024 dropped accounting firm Ardiah that did the FPA books. \$300/month – disappointed with quality and responsiveness.
- Hired Marcia Wilson, an excellent local bookkeeper – total bill \$150/quarter – informed us a week ago that we are too small for her so we will be looking for a new bookkeeper. Terry and Kellee meanwhile have been handling – dues billing and deposits; write about 40 checks/year; annual report for state of Maine

Motion to approve budget as presented was heard, seconded and passed unanimously.

DRAFT

Bob Cross, Road Committee:

Paving

- Patterson Paving doing a good job, will continue to try to get them in earlier in the year to do their paving work to have benefit throughout the summer and before everyone is in residence, sees no issue with them returning
- Recommends doing continuous stretches of road -- should make it down to the bottom this year, thereafter, would have to go into the junction

Raking of Dirt Roads

- contacted Reny Construction (who did it in past) in early May, but they said the earliest they could get to it would be in August; Bob confirmed with them that we are still on their schedule.
- always dealing with problem with inadequate base (boulders remaining, etc.) when the base was originally done
- 2025-2026 budget includes funds to power rake next year as well (previously it was every other year)

Snow Removal

- Concern that Jody Lewis will drop us for plowing, not much money in it – would be a problem because not a lot of people that will do it. **(Jody has committed for this winter)*

Hole at Rt 96

- Byron and Bob have been in touch with DOT numerous times about the hole at the junction of Route 96 and Farnham Point Road – initially receptive, then at beginning of summer, told us they are too busy
- Jeff DiMauro put 2 sticks there to indicate there is a hole

Question/Commentary by Members:

Nickerson Pond Rd, Spyglass, Schooner Ridge suffer large potholes – could we start paving here?

Board Response: Power raked unpaved roads in 2021 and 2023. Trouble finding someone to do early in 2025, but it will be done in August. Every other year is not enough. We have now budgeted for power raking every year. We don't have enough funds in the budget to pave. The initial paving of roads in the past has been at the expense of the those residing on those roads and Association keeps them up. Jamie Golden (former Board Member 2008-2016, President 2013-2016) – said that agreement was that initial paving was the responsibility of the resident. Cost to pave now would be different than what the other residents paid when the other roads were done.

When paving road in front of East Boothbay Landscaping – this section seems most in need?

Board response: Bob Cross has asked if Jeff would be willing to share costs 50/50 and Jeff declined. Jeff did help with the speed bump 1-2 years ago. Bob will go back to him again next year. We do have the right of way to use and maintain that portion of the road, however last year's estimate was \$37K to pave from Route 96 to FPA property line.

Could the Town of Boothbay take care of the roads?

Board response: The town would need to take ownership of the roads and prior to that we would need to improve the base and widen the roads for them to be treated as public roads. There is no guarantee that they would take them on even if we did that work. Cost estimate to do that kind of work is \$1 million.

Hole at 96 -- DOT has taken on a liability that they are foolishly ignoring. How about sending a formal letter from FPA to DOT and copy the State Attorney General (include notice of previous contacts and danger of someone getting injured)?

Motion proposed and seconded to have letter come from the FPA – approved by all

** (Bob Woodcock sent letters: MDOT repaired in October)*

5. Election of New Board Member

Tim Gallagher volunteered to serve on the FPA board. A motion to elect him to the Board was heard, seconded and passed unanimously.

6. Election of New Members

Sandy Daniels and Jonathan Bancroft (201 Farnham Point Road) and Colleen Frawley (17 Spyglass Hill) were unanimously approved to become members of the Association.

7. Old Business

None

8. New Business

No new business was submitted by members prior to the meeting however the topic of the bench at the cove was raised. Gary Gajewski asked if we could allocate funds to repair the bench that has deteriorated. Offered to assist. Tim offered to work on it with Ray. Jamie Golden provided history of the bench – Scott Tees was architect in Portland – built house (4 Fish Hawk Hill) for his father and bench was built in memory of Gene Tees. Jamie offered to contribute to restoring of the bench. ** (This work was completed in early October).*

Meeting Adjourned

Motion to adjourn was heard, seconded and approved unanimously.

** Updates as of 10-15-25 since the annual meeting*