

Long Point Corporation Board Update — May 2017

The 2017 Summer Season begins!

Welcome back to Long Point, where the lake has returned to a level most of us would recognize as normal for this time of year – over 99 feet above mean sea level and two feet higher than last year at the same time. We're looking forward to a wonderful summer of lake and lakeside activities.

Mark your calendars

Water Turn-on Day, May 1, 2017

We've come a long way from getting our water by the bucketful from the lake, as the first Long Point campers did. In the 1930s Long Point installed an undependable lake water distribution system, a more reliable version of which serves the Long Point community garden and the boat yard today. Since 2008, Long Point has enjoyed a well-water system that distributes potable water to all Long Point. That system, designated a "Transient Non-community Drinking Water System" by the state, returned to operation on schedule on May 1. Dick Preston monitors and maintains the system. This year, thanks to the hard work of shareholder Bruce Werner, in collaboration with Dick, Long Point has its first Water Systems Operation and Maintenance Manual. The manual will be an invaluable resource, providing for the first time the details of the system, annual maintenance duties, reporting and record-keeping requirements and other information necessary to the operation and maintenance of the system. Many thanks to Bruce and Dick for all their work on this resource!

Long Point Clean-up Day, Saturday, June 24, 2017, 8:00 a.m. to 12:00 p.m.

Meet at the Farm House and bring gloves. If you arrive after 8:00 a.m., go to the Bay Road beach where there will be plenty of action. Rakes and shovels are also appropriate. If you have a truck to help move debris to the Stump Dump, please bring it. Call Mike Wood, 802-989-1273, with questions.

Independence Day Picnic, Sunday, July 2, 2017, noon to 2:00 p.m.

A Long Point tradition, we'll gather at Laflam Memorial Park by the tennis court and playground. Hot dogs, hamburgers, veggie burgers and beverages will be provided by LPC. Bring a chair and a dish to share. Hosted by Katy Nunn and the Koplinka family.

LPC Annual Meeting, Saturday, August 5, 2017, 9:00 a.m.

Coffee and treats beginning 8:30 a.m. Location: Ferrisburgh Town Hall. This is our important shareholders' meeting held to conduct the business of Long Point Corporation. It is important to attend or submit your proxy, if you are unable to attend. In July, you'll receive the annual report. Please bring it with you to the meeting.

Annual Regatta in the Bay, Sunday, August 6, 2017, 10:00 a.m.

Commodore George Koplinka will be awarding prizes to participating canoes, kayaks and small sailboats. Paddle boarders also welcome!

Ice Cream Social, Sunday, August 6, 2017, 2:00 p.m.

Hosts Jess Lukas, Chelsea Tedder and Katy Nunn invite everyone (family and friends included) to

gather at Laflam Memorial Park by the tennis court and playground for all the free ice cream and frozen yogurt you can eat. BYOB&S (bring your own bowl and spoon).

Annual Music Jam Session, Saturday, August 26, 2017.

Location: on the lawns and driveways of 392 and 379 North Road. In its fourth year, the jam session combines fine musical entertainment and food, an irresistible combination. Come perform, listen or both! More details to follow, but mark your calendars. Contact Mike Wood with questions.

From the Treasurer: Annual Assessments Due Now

For many of us, the earliest sign of the new season at Long Point is the arrival of the annual assessment invoice in the mail. The assessment is made up of three parts: the lot lease fee (\$120 per full lot and \$60 per half lot), the water assessment for those on the community water supply (\$125 per year), and the annual corporation dues (\$300). While the lot lease remains constant from year to year, the others parts are based on the budget approved at the annual shareholders' meeting last August. This year's combined assessment (water, lease and dues) of \$545 (for those shareholders having a single lot and using the community water system) is the lowest since the 2010-11 season.

Revenue from the assessments is used to maintain the roads and public facilities on Long Point, pay the taxes, insurance, legal and accounting expenses, support the office and salary of the secretary, and maintain the water system. The success of our community depends on these assessments.

If you do not receive an invoice, please get in touch with Nikki (email at longpointcorp@gmavt.net or phone at 802-545-2067) so that she may update our mailing list. Thank you for your prompt attention to your invoice and for helping to get the new season off on a sound financial footing.

Bunky Bernstein, Long Point Treasurer

Property Transfers into Family Trusts or Other Entities

Long Point has long been a community of mostly seasonal cottages owned by families and individuals who come to enjoy the summer (and spring and fall) on Lake Champlain. The Long Point Corporation bylaws help preserve that tradition by prohibiting the corporation from leasing lots to any entity other than a natural person. There is one exception to that rule. The bylaws permit the leasing of lots to entities that are not natural persons, "if the Board of Directors determines, in its discretion, the lease to the proposed entity is appropriate for the estate planning purposes of Corporation stockholders, leaseholders and their families and . . . the entity obtaining the lease has not been formed in order to create a commercial venture."

Several families and individuals have created trusts or other entities as part of their estate plans to hold their Long Point camps, leases and LPC shares. If you are considering a similar arrangement, be sure to follow the [Property Transfer Guidelines](#) on Long Point's website at the Sale and Rental Info page. It's important to remember that executing a deed transferring your camp to a trust or similar entity does not, by itself, transfer the lease of land under your camp or your shares of LPC stock. To avoid legal problems down the road, see the website instructions and feel free to contact an LPC Board member or the secretary with questions.

Opening on the Long Point Board of Directors

Larry Colvin will be leaving the Board after six years, serving the past three as President. The search for a new Board member has begun, and the Nominating Committee is reaching out to prospective candidates. On the committee this year are Bill Brakeley, Bruce Werner, Mike Wood and Nancy Zahniser.

The Nominating Committee will be looking for candidates with a strong commitment to the Long Point community, an interest in the stewardship of Long Point, time to devote to the work of the Long Point Corporation, and a willingness to share in that work. An ability to work well with members of the Board, the Long Point Community and others is also important. Professional skills, such as business experience may also be helpful, but is not necessary.

The Nominating Committee will recommend a candidate to the Board to fill the upcoming vacancy. The Board will consider the candidate recommended by the Nominating Committee and, if considered qualified, the Board will approve the recommendation for a vote of the shareholders at the Annual Meeting in August. At the Annual Meeting additional candidates may be nominated from the floor before voting by the shareholders.

If you are interested in serving the Long Point community on the Board of Directors and believe you have the qualifications, or know of such a person, please contact a member of the Nominating Committee or the Board.

Lake Weeds

As we reported in the LPC Board Update last October, the extreme infestation of invasive weeds off Long Point shores last summer led to the creation of a Lake Weed Committee to investigate methods of controlling and reducing the weeds and to help educate the Long Point Community about lake weed management. If weed growth continues on the scale we experienced last year, it threatens our enjoyment of the lake and the wellbeing of Long Point as a lakeside community. Committee members Matt Chandler (chair), Duncan Adamson, Ruth Dennis, Charlie and Dianne Gottlieb, Gary Gray, Alison Parker, Linda Patterson and Bruce Werner have been busy this winter meeting by video conference, and talking with the State, neighbors on Town Farm Bay, other lake communities that are addressing their own lake weed problems, organizations that conduct lake surveys, weed harvesters and manufacturers of weed harvesting machinery, and others to gather information we will need to address the lake weed situation if it continues to worsen. Stay tuned for more on this topic as the summer season unfolds.

Share your favorite Long Point photographs!

We need photos for the Long Point Annual Report — your favorite Long Point images. Current or historic. Scenic or architectural. Community or family fun. And receive a special prize of a \$10 gift certificate to Cookie Love if your photo is chosen for the cover.

Please email high-resolution (full-size) photos by June 1 to Carol Hanley at chanley@gmavt.net. Include captions (if appropriate) and photo credits. Or we can scan your old prints for reproduction and return them to you right away.

Thanks for your help in making our Annual Report interesting and beautiful.

Do we have your correct contact information?

We need to keep up-to-date personal contact information for Long Point records. We also include this information in the annual report so neighbors can keep in touch. If your USPS address, phone numbers or email addresses have changed, or if they were incorrect in last year's report, please send corrections to Nikki at longpointcorp@gmavt.net by June 1. You can also reach Nikki by phone at (802) 545-2067. Thank you.