Northport Village Corporation
Draft Minutes of the Board of Overseers Meeting
Sunday, October 11, 2026

Overseers, Officer and Staff present: Diana Eastty (via Zoom); Fred Lincoln; Vicky Matthews; Sharon McCullough (via Zoom); Kris Mix (via Zoom); Elaine Moss (via Zoom); Michael Tirrell (via Zoom); Treasurer, Wendy Huntoon; President, Janae Novotny, Village Agent, Bill Paige; Office Manager, Alyssa Haywood; Clerk, Maureen "Beanie" Einstein (via Zoom).

Public Comments - None

The meeting was called to order at 9:00 a.m.

Approval of the Minutes of the Sunday, September 13, 2026 Board meeting.

Action: Fred L. made a motion, seconded by Elaine M., to approve the minutes of the Sunday, September 13, 2026 Board meeting, corrected to record that Sharon M. was present. Voted – Unanimous.

President's Report - Janae Novotny

Recommendation to approve the following organizational items for the 2026-2027 year: appointment of the Infrastructure and Safety Committees' membership, as outlined in an agenda attachment.

Action: Michael T. made a motion, seconded by Elaine M., to approve the above recommendation as written. Voted – Unanimous.

Recommendation to approve President's Certificate regarding 2027 taxes, as submitted in the agenda materials.

Action: Fred L. made a motion, seconded by Elaine M., to approve the recommendation as written above. Voted – Unanimous.

Recommendation to approve invoice from Gartley & Dorsky for $3981.35 for the Auditorium Park shoreline stabilization project.

Action: Elaine M. made a motion, seconded by Vicky M., to approve the invoice for Gartley & Dorsky as written above. Voted – Unanimous.

Consideration of Gartley & Dorsky written proposal for structural assessment of Community Hall.

Action: Vicky M. made a motion, seconded by Kris M., to approve the Gartley & Dorsky proposal for a structural assessment of Community Hall. Voted – Unanimous.

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Elaine M. suggested that when the scaffolding is up, the lighting should be examined with the goal of making the space more usable.

Update on curbside trash - Janae N. sent Pinkerton & Sons a notice of breach of contract that directed them to correct the breach. We are down to trash pick-up one day a week, which is now Tuesday. After further research, a future Board agenda will include discussion of seeking bids on a new contract and roadside pick-up versus curbside pick-up.

Update on Bayview Park Proposal - The contractor doing the work is Dan Ford, and at the last Select Board meeting Mr. Ford suggested changing the approved plan's stone steps to veneered concrete. Janae N. told the Select Board that the NVC would oppose any changes to the Gartley & Dorsky plan that Mr. Ford bid on. Janae N. requested Board ratification of the position she voiced to the Select Board.

Action: Elaine M. made a motion, seconded by Fred L., to send a letter to the Select Board stating Board of Overseers "no deviation" from the approved contract. Voted – Unanimous.

Proposed storage agreement with Bayside Marine/Scott Munroe.

Elaine M. modified the written proposal regarding location to clarify that his equipment may be stored in Ruggles Park at the direction of the Village Agent, for a fee of $25.00 per year.

Action: Elaine M. made a motion, seconded by Vicky M., to approve the proposed agreement with Bayside Marine/Scott Munroe to store his equipment in Ruggles Park, under the direction of the Village Agent, with a fee of $25.00 per year. Voted – Unanimous.

Treasurer's Report - Wendy Huntoon

Wendy H. referred the Overseers to her report, with attachments distributed prior to the meeting, and she reiterated the key points We have reviewed Purdy Powers draft audit report and identified errors that were corrected. The final report should be ready in late October; we will post it on the NVC website where it will be available to villagers. We received a "clean" audit. One issue of note in the 2025 audit is that Wastewater's accounting of the USDA Bond reserve did not comply with USDA requirements, although Wastewater did have the appropriate reserve amount. She referred the Board to the reserve information for all departments in her written report.

Elaine M. thanked Wendy H., Fred L., and Alyssa H. for their input and hard work.

Village Agent Report - Bill Paige

Consideration of a proposal by Critter Control of Southern Maine to address the pigeon problem. Their device would be permanently mounted to dissuade birds from the building on the dock for $2600.00. Bill P. recommended that we not approve their proposal because it would only move pigeons to other areas in the village and would not address the problems under the dock. Bill P.

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will talk with the Department of Fish & Wildlife for a recommendation. Critter Control also mentioned trapping the birds, and Bill P. will ask for a cost estimate for trapping.

Office Manager's Report - Alyssa Haywood

Alyssa H. referred the Overseers to the report she circulated before the meeting.

Tree Warden - Vicky Matthew

Consideration of the 9 Clinton Avenue property owner's request to share the cost of pruning one tree on a neighbor's property and one tree half on NVC property. Referring to the proposal from Zuhlke Tree Service for Pam Reeves, 9 Clinton Avenue, Vicky M. noted that Item #1 on the proposal is a sugar maple is half on NVC property and half on Ms. Reeves property. The NVC has shared the cost of pruning this tree with a previous owner, although our arborist recommends against cabling this tree.

Action: Vicki M. moved, seconded by Elaine M., that the Overseers permit Pam Reeves to prune the tree listed as Item 1 on the Zuhlke proposal the property owner's expense. and to inform them that they can not cable or brace the tree on public property. Voted – Unanimous.

Action: Elaine M. made a motion, seconded by Fred L., to permit Pam Reeves to prune the tree listed as Item 2 on the Zuhlke proposal at their expense in consultation with the Tree Warden. Voted – Unanimous.

Utilities - Fred Lincoln

Fred L. encouraged the Board to read his written report circulated with the agenda prior to the meeting. As a reminder, detailed Utility meeting minutes, once approved by the trustees, are posted monthly to the NVC website.

They are very busy working on the 2027 Water & Sewer Budgets. A water rate increase request of 1.5% (base charge & usage charge) has been submitted to the PUC. The new rate (if approved) will be effective beginning with the December 2026 billing period. The final PUC waiver of its full fire remediation contribution requirements requires the General Government to contribute to the Water Department $25,000 annually for fire remediation. General paid $25,000 to Water in 2026 and the 2027 budget allocates $20,000 for fire remediation. Discussion ensued among Wendy H., Fred L. and Bill P. regarding the allocation of expenses among the three departments. The impact of the required fire remediation contribution from General provides an opportunity going forward to clarify and document the underlying assumptions reflecting the relationship among General, Water and Sewer operations and budgets.

Town Liaison - Janae Novotny

Plans are proceeding with the move to an interim office at the house next to the town office. The Town continues to work with CMP on the Solar Array project. The Town is still working on the traffic calming letter to the DEP.

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Public Comment

Rachel Rosa (Auditorium Park) - Questioned why the Town transfer station is not open on Mondays.

Adjournment

The meeting was adjourned at 11:02 on October 11, 2026.

Respectfully submitted,

Maureen (Beanie) Einstein, Clerk

Janae Novotny, President

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