

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Annual Meeting Sunday, May 1, 2016

Pinecrest Lodge

BoardAttendees: Bill Homans, President; Gail Orciuch Treasurer, Directors Bob Brooks, Bill Poudrier, John Day, Dave Blad, Eric Goodhart, Clerk and Associate, Jim Ellis

Following the PPOA social hour from 1 to 2 PM where PPOA families enjoyed refreshments, the annual meeting was called to order at 2:05 by Bill Homans.

During that time, owners were checked in by Treasurer Gail Orciuch and home owner, Carol Goodhart. Many came with full membership dues in hand; thank you.

President Bill Homans opened the meeting by thanking everyone for coming and giving special thanks to those volunteers on and off the Board that volunteered their time to making the previous year a success. He also welcomed recent new homeowners as well as first timers to the meeting ~ Lee and Jeanne Cotter.

Bill prefaced the review of the minutes of the 2015 annual meeting by reminding everyone that a vote on the mandatory maintenance fee would be taken during the meeting. After 50 years at \$18/year increased to \$68/year in 2015. At the annual meeting in 2014 the PPOA voted to review and vote on setting the mandatory fee every year because expenses such as insurance and maintenance have increased over time. The basic mandatory fees have not met the costs the Association incurs annually, particularly when only 30% of owners pay them.

The minutes were then reviewed. With no further discussion, a motion was made by Jim Garrity to accept the minutes as is. Seconded by Gail Orciuch they were entered into the record by a unanimous vote.

Treasurer's Report:

Treasurer Gail Orciuch showed a series of slides illustrating the costs and expenses incurred annually by our Association. The treasurer's report can be reviewed along with the [slides shown at the meeting here](#). The total net worth of the Association is \$432,910. The investment and cash portfolio from which

expenses are paid totaled at the time of the meeting to be \$204,070. That is down \$22,715 from the same time last year.

The slides revealed that the projected income from 189 property owners fell short by \$16,922 in the last fiscal year. Details of how the money was spent on expenses and maintenance can be seen on slides 11 & 12 at the above link.

The PPOA is very fiscally conservative in its' choice of investments to avoid the ups and downs of an uncertain market. This has been the long term philosophy of the PPOA over the years and is the consensus of the property owners.

However, a marked improvement can be made if all property owners would contribute their mandatory maintenance feesevery year. As of March 31stthere are 62 property owners who had not paid the mandatory \$68 fee. This upcoming year it will be \$80 per the vote last May.It is hoped that more families will take advantage of the \$88 voluntary membership dues along with the \$80 mandatory fee. If 100% of property owners paid just \$168 one time this past year, the portfolio would have had at least \$17, 000 more in it.

Old Business:

J. Began asked about the drop in value of the portfolio. Bill Homans showed slides of the maintenance that was done over the year. With not enough property owners paying the mandatory \$68 fee, there is a shortfall and some funds had to be sold to pay expenses. In addition, the sale of the old Stone Barn to Bill Poudrier brought income to the Association. Being a non-profit 503 C corporation the capital gains on the purchase needed to be spent. Those expenses are itemized on Slide # 31.

The August 2015 Beach Party was a resounding success. It was announced that the 2016 Beach Party where once again, everyone is welcome will be on Saturday, August 27.

New Business:

Beach Clean-up and other environmental issues.

Jim Ellis gave a short presentation and appeal for help in the annual beach clean-up set for Saturday, May 28th. Someone pointed out that was Memorial Day weekend. Other dates were suggested. In the end, it stayed at May 28th because no one else wanted to take the responsibility to organize the clean-up as effectively as Jim Ellis has done over the years. It was the only date he would be available. The Board is very appreciative of his dedication to both this important work and monitoring controlling the geese infestation on the member's private beach as well as trail maintenance. (Thanks go to Paul and Kathy Airoidi for the trail maintenance that they do as well.)

Well Repair:

There are leaks somewhere in the system. The pump is old and needs to be replaced as well as the pipe line. The underground line to the Lodge extends over 700 feet down the hill to the well. Estimates were asked which came to \$7000. Bill Homans and other Board members have volunteered to do the digging (Bill has a back hoe) and do as much as they can to keep the cost under \$3000.

Annual Maintenance fee:

Bill Homans opened up the discussion on the mandatory maintenance fee for 2017. Gail Orciuch itemized on slides # 32 & 33 the projected expenses and maintenance for 2017. They are \$26,425. Projected income from lodge rentals and dock fees would meet \$900 of that.

Discussion was made on either keeping the current mandatory fee of \$80 and guaranteeing the probability of falling short forcing sale of mutual fund shares to meet costs or setting the fee at \$135. If 100% of homeowners paid, that would cover the expenses, allowing for unforeseen increases. The voluntary membership fee would bring in \$25,515. (189 X \$135)

Kathy Aroidi made a motion to vote on the 2017 fee and seconded by Peter. The \$135 fee passed unanimously. The owners who have been the \$168/year for both the fee and membership will remain the same.

Beach Swing Set:

The swing set on the beach has some structural damage. Young adults were seen swinging on the set and no doubt created the damage. Please do not let children play on it until the necessary repairs are completed. The cost for repair is unknown at this time but some members have agreed to look at it.

The pond was not lowered this past fall, but will be in the fall this year.

Meeting was adjourned at 4:15

Submitted by Eric Goodhart, Clerk

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