

**PINECREST PROPERTY OWNERS ASSOCIATION**

Annual PPOA Meeting Minutes for Sunday, May 7, 2017  
Pincrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Bill Poudrier, Dennis Majikas, Bob Brooks, John Day, Dave Blad, Webmaster Brendon Toupense with junior Associate, Noah Toupense, and 31 additional Property Owners

Following the Social Hour and Refreshments, the Meeting was called to order @ 2:15 PM.

The Board reminds all residents that the monthly meetings are held on the first Tuesday of the month and are open to all PPOA property owners.

**President Bill Homans** thanked everyone for coming and those volunteers on the board and all those who helped out throughout the year in beach cleanups and the BBQ in August. A welcome was also extended to the new home owners.

**Review of the 2016 Annual Meeting Minutes:** Minutes were read and summarized by Bill H. Motion to accept by Jim Garrity and seconded by Kathy Airoidi.

**Treasurer's Report:** Gail went over a series of charts and graphs illustrating the year-end financial status of the PPOA. You can [click here](#) to see all the performance charts going back to fiscal year 2003. In November of 2016 the Board voted to replace Merrill Lynch advisors with Edward Jones. The move has been positive so far as the communication has been much better and the conservative portfolio is going in the right direction. Month ending 4/30/2017 total investments and cash was \$219,311.86.

Home owner mandatory and membership fees is increasing and several more families paid the full \$168 at the time of the meeting. Liability insurance, taxes and the care and maintenance of the common areas that make up the Pinecrest Association community is paid from those fees. That was accomplished over the 2016 year as the actual expenses paid was lower than the anticipated budget for the year leaving the PPOA **\$3,134** in the **black**. The Board appreciates the work Gail has put in to get those bills paid on time. Also, thank you to all those that have paid both the mandatory fee as well as the membership dues totally \$168/year.

Arthur Trainque made a motion to accept the minutes. It was seconded by Kathy Airoidi.

### **Old Business:**

**The Lodge Well** ~ Bill Homans reviewed the well issue. Last fall a leak in the line running to the Lodge was discovered. Where, is still unknown. It was too cold over the winter to start any repairs. Different methods such as “trenchless pipe repair” are being discussed to identify the location of the break in order to avoid digging through the entire 700’ stretch from the well to the lodge. Another ingenious money saving measure by those Board members and Associates with engineering minds.

Work on the repair will be in the summer. In the meantime, the well be turned on to the Lodge only when in use.

**Liens** ~ Bill Homans reported that there are 53 past due mandatory fees going back to 2009. Several reminder letters that were evaluated as appropriate by an attorney have been sent. As a result, many fees have since been paid. Another letter will be sent to those owners who have

not paid alerting them that if not paid by June 15, 2017 a lien will be placed on their property. The cost to the PPOA for each will be \$75.

**Delinquent Property Taxes** ~ Dennis Majikas suggested having the town run a “tax title” auction on those buildable lots (2 acres with at least 200’ of frontage) on which no taxes have and probably never will be paid. It has been done before. In fact, Dennis has purchased two of those lots at auction as “wood farms” and has been paying taxes to the town since then. He believes the town would support the idea because if the transfer of such property to a living tax paying individual can be made, all the better for the town.

There was not much interest in the proposal, however. But it may be revisited.

### **New Business:**

**Pond Water testing** ~ Bill reached out for a volunteer to do the weekly water test this season. The laboratory that has been doing the analysis has moved from Worcester to Rhode Island. No one stepped up that day.

**Beach Shed Access** ~ For convenience all full paid members will have access to the combination on the Beach Shed. Keep your beach chairs and beach balls there if you wish. Contact any Board member or Associate for the combination.

**Proposed 2018/19 Maintenance Fee and Budget** ~ Gail and Bill went over the Budget. The slides of which are online at the link above.

Kathy Airoidi made a motion to accept the Budget as is and was seconded by Jim Garrity.

**Maintenance Fee Vote for 2018/19** ~A vote was made to keep the mandatory maintenance fee at \$135 and the membership dues at \$33 for next fiscal year.

A motion to accept was made by Jim Garrity and seconded by Frank Trainque.

**Goose Egg Treatment** ~ Associate Jim Ellis, continues to do a yeoman's job in monitoring and safely controlling the geese activity in and around the pond. He has acquired all the necessary permits to do so.

**Spring Clean-Up** ~ Jim Ellis continues his role to organize the annual Spring Beach and Fall clean-up. The former will be Saturday, May 20 and the latter on Saturday, September 9<sup>th</sup> at 9 AM.

**Annual Beach BBQ** ~ Because of the resounding success of the event in 2016, the next Beach BBQ and Festivities will be on August 26<sup>th</sup>. It is the first year the SAT will be taken by college bound students that very day, but they can come on down after the exam. Kathy Airoidi has, once again, been volunteered to be master ring master and whistle blower.

**Lodge Enhancements** ~ There is now Cable TV and Internet access in the Lodge. The kitchen and bathrooms are now cleaned with highly effective non-toxic cleaners and disinfectants as well as hand soaps that are made with fragrant essential oils. No more gagging when cleaning.

**Community Services** ~ On the PPOA website there is an updated listing of all local residents who provide services. If any resident wishes to advertise his or her service, please contact Eric Goodhart @ (978) 820-1295. If the product or service is good, why not only "buy American" but save time and money by shopping locally too.

Meeting was adjourned at 4:35. The social hour continued for another hour afterwards.

