

PPOA Monthly Board Meeting Minutes

October 4th 2011; 7:00 pm; PPOA Lodge

Attendees:

Board Members: Dave Blad, Bob Brooks, Deb Daly and Dennis Majikas

Associates: BJ Begin, Brandon Buoniconti, Walter Ducharme and Jim Ellis

Review and approve September meeting minutes: Motion; Bob, Second; Dave.

PPOA Monthly Treasurer's Report 30-Sep-11

Account	Balance:	Portfolio Total:	FYTD Income/Int. Earned:
GFA Checking	\$254.95		0.71
GFA Savings	\$4,309.69	\$4,564.64	16.63
Merrill Lynch – Money Account	\$1,253.10		
Merrill Lynch – Investments	\$136,994.77	\$138,247.87	
TOTAL		\$142,812.51	

Review and accept Treasurer's report: Motion; Dave, Second; Bob.

Finished business:

- **Bob Brooks** reports that lights in kitchen are repaired.

Unfinished business:

- **Movie Nights:** **Steve Erikson** to review for next year.
- **Barn:** **BJ Begin** reports only one showing since last month. Board on cupola window is out and roof has some small holes perhaps due to the hurricane. **BJ** will call Mike Stevens or Frank Kerrigan for possible quote to repair. The barn has new locks to better secure it and to maintain it in a respectable appearance for showing. A second key is with **Dave Blad**. No other keys will be issued. All extraneous material will be removed and disposed accordingly. **Jim Ellis** offered to investigate obtaining a dumpster for this project. **Bob Brooks** offered to rid the barn of old tires. **Dennis Majikas** claimed ownership of two washers stored in the barn and will remove.
- **Pond Treatment:** **Deb Daly** reports that Lily Pad treatment is complete and appears successful. Touch up will be done next August if required. Ten acres of the 23 acre pond was treated. Will require different equipment to treat the area between the two islands. Water was too shallow to enter this area. Treatment for Milfoil will

- take place in the spring. Invoicing to date is \$6,407 (\$100 under budget) of which \$3,000 was for the permitting process. Spring expense is anticipated at \$3,500.
- **Website:** Needs updating.
- **Bob Cronin** will continue with the Welcome Package distribution.
- **Porta Potty:** Estimates for new fiscal year. **Bambi**
- **Trails:** Further discussion, ATV vs People trails etc. **Dave**
- The **Dock Policy:** The policy was updated by **Jim Ellis**. Addition of revision date is required. Motion to accept; Dave, second; Deb.
- **Beach Swing Set** has been professionally inspected and given conditional OK. It is about 18 years old and it is recommended that the base supports be replaced at a cost estimate of \$1,322 in order to minimally improve its structural integrity. It is recommended that only children under 12 years of age be allowed to use it. A decision was made to table final decision until spring. Motion to leave the swing set standing until spring; Dave, second; Bob, Nay vote; Deb, Yes vote; Dennis. Vote is affirmative to leave the swing set standing until spring.
- **Water Heater: Bob** has reviewed requirement with the plumbing inspector who recommends a point of use system which will satisfy the need with a minimum of material and installation cost. This type of system provides the lowest electrical operating cost. **Bob** needs to obtain estimate from an electrician.
- **Signage: BJ** and **Brandon** completed cleaning of the signs. It is proposed that one or more large informational sign replace the many small units that surround the area. More discussion is required before a final option can be selected. Item is tabled until the November meeting.
- **Lodge rental: BJ** presented an oversight report. Appears little use by paid members. Requires enhancement is scheduling both non paying guests and paid members. Need to increase promotional effort in utilization of the lodge so as to help offset operating costs. Item requires further discussion at the November meeting.
- **Grills at lodge and beach:** No resolution
- **Seminole Chicken Coop:** No reply yet to the letter that was delivered to the owners.
- **Keys and locks:** A detailed policy and procedure is required. Refer to paragraph 2 of new business.
- **Nomination:** Deb nominated **Walter Ducharme** to be included as a Director. The motion was seconded by Denis Majikas. Vote was unanimous. **Walter** will serve as clerk until the end of the Fiscal Year.
- **Finance Committee will be reformed at a later date.**

Meeting adjourned at 9:10 PM

Respectfully submitted,

Walter J. Ducharme