

PPOA Monthly Board Meeting

September 6th 2011 at PPOA Lodge

Meeting called to order at 7:05PM

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

Attendees: Jim Ellis, Brandon Buoniconti, Josephine Amato, Brendon Toupense, BJ Begin

1. June & August meeting minutes presented. Motion to approve made by B. Azarian, Seconded by D. Blad
2. Treasurer's Report presented by D. Daly. Motion to approve made by D. Blad, Seconded by B. Azarian.

Finished Business

1. Discuss investment strategy
2. Lodge address change for 911. Fire Dept, Police, Alarm Co, Merrill Lynch have been contacted with updated info.
3. Beach sand purchase postponed until next year.
4. Lodge Maintenance (Ballast, bulbs, adjust front door)

Unfinished Business

1. **News on Barn** (BJ Begin) reports no new offers. Inspection of barn after Tropical Storm Irene revealed no visible damage.

2. **News on Pond Treatment** (Deb D) First application of chemical treatment of Lilly Pads was done Friday, August 25th. Results should be seen in 2 weeks. Total cost anticipated is \$6500 which includes permitting costs of \$3000. Amount paid to date is \$2500. Balance due 30 days. Another treatment is scheduled for next spring to treat Milfoil and if necessary, treat regrowth of Lilly Pads within treatment area.

3. **News on website.** Brendon reports the site is functional but not perfect yet. A credit is expected from old site. New site cost is \$5/mo. It was agreed that it would be paid for one year (\$60) in full. Brendon will submit for reimbursement.

4. **Dock policy addendum** Jim Ellis will work on amending dock policy to include a statement that requires the Board of Directors approval before any new dock is placed in the pond.

5. **Swing set at the beach.** BJ contacted Cedar Works and a co. rep came to site and inspected the set. He gave a written assessment of condition, stating it is not a hazard yet but recommended which parts should be replaced. Price estimate is \$1322. A lively discussion followed as to what the next step should be. Tear down now and replace in year 2013 according to capital project plan? Some felt this was too long to wait. It was mentioned that there is another set of swings and a slide that could suffice in the meantime and funds are committed to pond treatment in year 2012. Spend \$1322 for replacement parts? This would be very labor intensive and may do more damage than good. Other suggestions:
a. have our insurance co. do inspection b. start fundraising for new set c. revisit investment strategy to see if possible to increase investment income for replacement sooner. No decision, to be continued.

6. **Hot water heater** Bob Brooks researched options for replacement. A 2.5 gal point of use unit would cost \$230 plus labor. It would service kitchen and bathrooms. A 110 line would need to be installed as well. Next step is to have plumber visit site and provide estimate.

7. **Hiking trails** Dave Blad reported that some areas of our hiking trails are being torn up by excessive ATV use. He noted deep ruts and areas that are difficult to walk or bike. A discussion followed as to what, if any, restrictions should be placed on ATV use within Pinecrest. It was agreed that there should be areas for ATV usage but not in the beach/playground area where children are present. Further discussion is needed on a policy, signage, website notices.

8. **Porti-Potty** Bambi did much research looking for a less expensive company to rent the Porta-Potti. She noted that only one, United, came in at a cheaper price than Alm & Sons. Deb Daly reported that Alm & Sons was just bought out by United which is a large national chain. United has a liability policy which would make us responsible for any damage. Replacement cost for damaged Potti is \$1200. Since the Porta Potti season is over for the year further research can be done for next season.

9. **Beach signs** BJ Begin was to report on beach signs but had to leave the meeting early. Tabled until next meeting.

New Business

1. **Movie nights** – done for the season

2. **Grills at lodge & beach** Discussion centered around whether there is a need and if so what type of grill. Previous gas grills at both locations were removed, poorly maintained, mice living in them. Proposed further research into cost of permanently installed park type charcoal grills.

3. **Lodge rentals** Josephine Amato reported on a request from a Girl Scout troop from Pinecrest seeking permission to use Lodge for free 2 times per week with one of the days being a Friday. A lively discussion ensued regarding what constitutes excessive free use by civic groups and whether the dates granted should be guaranteed dates if a paying party is interested in renting for the same time. Also discussed was a request for an overnight party or if they were allowed. General consensus was overnights are not allowed as there are no sleeping facilities and liability issues. It was decided that the Lodge rental policy needs to be revisited.

Monthly Treasurer's Report 6-Sep-11

Account	Balance:	Portfolio Total:	FYTD Income/Int. Earned:
GFA Checking	\$416.88		
GFA Savings	\$8,304.15	\$8,721.03	
Merrill Lynch – Money Account	\$1,174.50		
Merrill Lynch – Investments	\$147,526.24	\$148,700.74	
TOTAL		\$157,421.77	

