



\* Several other issues were discussed : the matter of “credit land” and its relationship to new home building, the posting of the beach list, the list of whom to call if the Lodge alarm sounds, and the distribution of keys.

### **New Business:**

The Board considered the issues raised by the ending of the “covenants” in 2014 and the consequent need to inform the membership in time for a vote to consider changes recommended by the Board.

Bill Homans distributed a copy of the original deed restrictions. Many of them are long out-dated, irrelevant, and/or unenforceable. In any case, whatever restrictions remain must conform to State and local regulations and ordinances, many of which did not exist at the time of the original covenants. Final recommendations will result after meeting with legal counsel.

The most important of the list of “restrictions” and the one with the greatest implications for the future of PPOA is number #11 which specifies an \$18 fee “to maintain and improve” the association, a fee that has been obviously inadequate for its intended purpose. The Board is in agreement that the fee may be increased to reflect present-day expenses. But to what extent? For how long a duration? What kind of an affirmative vote- and by whom-is required? The final determination will require legal counsel.

### **The Sale of the Barn:**

Deb Daly made a motion to hire a tax CPA to consider the capital gains tax implications of the barn sale.

Motion passed.

**Meeting adjourned: 8:48**

**Respectfully submitted,**

Bob Cronin, Clerk

