

# **PINECREST PROPERTY OWNERS ASSOCIATION**

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Monthly Board Meeting Minutes for April 7, 2015

Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Directors: Dennis Majikas & Bob Brooks; Associates Jim Ellis & Betty Ann Sharp, and Eric Goodhart, Clerk

Meeting called to order @ 7:15

Gail read the Treasurers report. Total assets month ending March 31, 2015 closed at \$226,785. \$5700 was withdrawn from the Associations Merrill Lynch account to cover a (\$5077) shortfall because income from maintenance and membership fees of \$18 and \$150 respectively did not meet budget expectations. The Budget is still challenged because some property owners did not pay the \$18 annual fee or to benefit from the PPOA membership by paying the \$150 annual fee. However, the Lodge Rental total was \$1150, up \$650 from the projected \$500. A motion by Dennis was made to accept the Treasurers report and was seconded by Bill.

The Lodge has been a popular venue for special occasions. Now that warmer days are ahead, think about using the facility for your meetings and family reunions and celebrations.

## **Old Business**

Discussion continued on various maintenance and improvement projects. The previously reported outstanding Capital Gains of \$41,250 from the sale of the barn will pay for that work. The particular expenditures will be outlined at the annual meeting on May 3rd at the Lodge. They include, but not limited to, \$1500 for a safety fence around the dam at the pond entrance; \$3000 for lodge roof replacement; Lodge chimney and exterior wall brick repair; beach sand; and repair of beach storage building.

Jim Ellis has acquired a permit to keep the geese off the beach. In addition the cost of doing a proper engineering study of Cushman Pond to solve the perennial eutrophication problem without using harmful chemicals is still ongoing.

## New Business

The Board decided to set May 16<sup>th</sup> this year as Beach Cleanup Day. Rain date will be Sunday May 17<sup>th</sup>. The Boy Scouts, in return for the free use of the Lodge for the bi-weekly meetings have agreed to help out with various maintenance projects. For instance this past winter has wreaked havoc on the trails throughout the PPOA common areas. Jim Ellis and Paul and Kathy Airoidi have been doing a yeoman's job on path upkeep, but the Board hopes that more will come out on May 16<sup>th</sup>.

*"Many hands lighten the load and shorten the time."* Confucius says.

The Board also discussed July 12 as the date for the "annual" Beach Party.

All are welcome to attend the PPOA Annual meeting on May 3 from 1 PM.

Nutritious refreshments will be available. Meeting will start at 2 PM.

Meeting was adjourned at 9:05 PM. Submitted by Eric Goodhart, Clerk

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**Addendum:** Because of the harsh winter conditions on the PPOA Board's regular meeting nights (first Tuesday of each month) both the **February** and **March** Board meetings were canceled. But there was an unofficial informal meeting at the Lodge on March 26. In attendance were Bill Homans, Gail Orciuch, Dennis Majikas, Dave Blad and Eric Goodhart. Discussed was an outline of topics to be covered at the annual meeting on May 3, 2015. The meeting adjourned after 45 minutes.

**P.S.** For those of you who have been paying attention, the monthly meeting notes have been delayed in posting. PPOA by-laws state that monthly meeting minutes should be posted on the PPOA website ([www.PPOA.info](http://www.PPOA.info)) no later than five days after the meeting. The Clerk humbly apologizes for not following that rule. Future postings will be timelier.