

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for August 1, 2017 Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Bill Poudrier, Dave Blad, Bob Brooks, Dennis Majikas Associate, Jim Ellis and home owner, Betty Ann Sharp

Meeting was called to order @ 7:00 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.

Review of the July PPOA Minutes: July minutes were read and approved. Motion to accept by Bill and seconded by Gail.

- **Treasurer's Report:** Gail submitted the Treasurer's Report for month ending 7/31/17. Portfolio total value was \$227,525.00 was a small increase of \$1469 from previous month of June. In terms of July Income V Expenses, there was a net cash flow of (\$1316) due to the town tax bill of \$950 and Legal Fees of \$300 being paid. The latter was for the Attorney who crafted the letter to meet legal compliance to delinquent property owners. Income was from \$450 in Maintenance fees and \$33 for one Membership. There were no Lodge rentals in July. For more information on the Treasurer's Report please go to www.PPOA.info. The investment portfolio itself is managed by Edward Jones, which is the [Association's portfolio managers](#).

Reminder to new homeowners: The PPOA liability insurance, taxes, care and maintenance of the common areas is paid from those mandatory fees which are stated in the PPOA By-Laws. The Board appreciates all those that have paid both the mandatory fee of \$135 as well as the membership dues of \$33/year, totaling \$168/year. **Report summary ending 7/31/2017**

A motion to accept the Treasurer's Report was made by Eric and 2nd by Bill Poudrier.

Old Business:

Tree Limb on Lodge: The Board thanks Bill Poudrier, John Day and Jim Ellis for spotting and taking care of the problem by removing the tree that fell on the Lodge and inspecting the roof. There was no visible damage.

Thank you's also go to Gail and Dave Orciuch for completing the mailings to all homeowners who forgot to pay their annual mandatory maintenance fees, some going back to 2009.

Lodge Water Source repair: Dave Blad announced that he has found a well drilling company, [Skillings & Sons](#), that will survey the water line to find the leak to the Lodge. Because of the busy schedules by everyone, the repair of the 700' water line from the well to the Lodge had been delayed. The survey will take place on a date in September when Dave will be present. People taking advantage of the Lodge for special family gatherings and other events, in the interim, are turning the pump on when using the Lodge and no difficulties have been reported. inconvenience.

Beach Clean-up: The annual fall clean-up of the Beach and trails is being organized, once again, by PPOA Associate Jim Ellis. It is scheduled for Sept. 16.

New Business: President Bill Homans suggested that the PPOA website have links that can easily be found to the Association Covenants and By-Laws. They are presently found at [the "Explore" link here](#).

Motion to end the meeting by Bill P. and 2nd by Bob Brooks. Meeting concluded at 8:15PM.

Late notice: Because of insurmountable scheduling conflicts the annual PPOA Beach Bash on **Saturday, August 26th** has been cancelled. The Board very much regrets that because of the successful turnout for the last two years. A special Fall Event at the Lodge has been suggested. October 28th is a possible date. TBD.

Submitted by Eric Goodhart, Clerk (978) 820-1295

