

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for May 5, 2020 Via Zoom Technology

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Dave Blad, Bill Poudrier ~ Associate: Jim Ellis and Home Owner, Betty Ann Sharp

Meeting was called to order by Bill Homans @ 7:07 PM.

The Board reminds all residents that the monthly meetings are normally held on the first Tuesday of the month at the Lodge and are open to all PPOA property owners. During this world-wide economic lock down, however, the Board is meeting together, but apart, from their homes. Please contact Jim Ellis ~ email: ellis-sharp@mail.com to request to be added to the list. Check with the website to learn if the meeting you wish to attend via Zoom or at the Lodge. Hopefully, by July at the Lodge.

PPOA April Minutes: Everyone reviewed the minutes from our first Zoom meeting from the hygienic germ-free comfort of their homes where most will be confined for the next two years until they are vaccinated with God knows what. The April meeting will be of particular interest to residents because most of the discussion was dedicated to Joe Onorato from Solitude Lake Management. The reader can refer to the April minutes for the details. After discussion, a motion to accept the minutes was made by Bill Poudrier; seconded by Gail and passed unanimously.

Treasurer's Report: Gail reviewed the month ending **April** financial report. The numbers were as follows. The month ended with an investment value of \$221,630 an increase of \$8127 over March, and a total portfolio including \$12,903 in cash of \$234,531. Thank you to all property owners who have so far, paid their mandatory annual fee of \$170. The PPOA Investment philosophy has been conservative so the loss is not as great as if could have been during this economic shut down. In fact, at this writing, [Edward Jones, Inc](#) has been doing some sharp investing with a possible increase of \$10,000 by end of May.

Though we are still not at 100% of mandatory property owner payments of \$170/year yet. The Board appreciates the increase of property owner participation

as this mandatory fee does help cover the requisite fees including annual liability insurance of \$4795 the PPOA must carry. A motion to accept was made by Eric; seconded by Bill P and passed unanimously

Old Business ~ Liens: Bill Poudrier and Gail have brought up to date the property owners that have not yet paid their mandatory annual fees going back to 2009. President Bill Homans has been working with our attorney and is planning to file the Liens. Before that happens, however, they have to signed by the Board and duly notarized. Bill is working on that. There are some questions about certain government offices being closed.

New Business ~ Cushman Pond and Summer Plans: It was decided by the Board to open the pond up for members use with some restrictions and cautionary measures. However, because of the world-wide virus panic the annual, much anticipated by kids and adults alike, Beach Party BBQ Bash will be cancelled this summer. Associate Jim Ellis said he would have signs made for the Beach area that post the recommended precautions by the pharmaceutically supported, and Gates Foundation financed private company Center of Disease Control.

Jim who has also volunteered to do a spring clean-up as well as fall cleanup of the Beach area and trails, will do the former sans the enthusiastic members and donuts and coffee. This year, Jim and Board Member, Dave Blad put in the safety floats in the swimming area and cleaned the beach. The Board appreciates both of them.

Gail mentioned that with the virus scare (did I mention that?) extra precautions need to be taken with the Porto Potty. In previous seasons, the installer would come bi-weekly to clean and sanitize it. It was discussed whether to pay a bit more for the rental and have them come daily or have a home owner to be conscripted to do the task every evening. Without hesitation one of the Board members volunteered to do the deed with natural, chemical free botanical based EPA recommended cleaners. It is expected that the daily condition of the PP will rival any of the bathrooms in any PPOA home. The Board appreciated the volunteer stepping up. He only has one condition. The first person to complain, automatically assumes the job!

Shortly after the meeting, Jess Day, our diligent summer water tester, when reaching out to the health officer, Rita in Westminster, that all water testing is on hold due to the virus (did I mention that?) scare. Pending further instructions from the state.

Technology at Lodge and Beach ~ To offer more amenities to those using the Lodge the PPOA a few years ago made available full Internet and Cable service to the Lodge. Because there has not been much interest in having 125 cable stations at the Lodge, it was decided to discontinue the cable and Wi-Fi at the Beach but keep the phone, of course, at both locations. Folks wishing to use the TV can use Roku.

Lot Purchase ~ There are some PPOA lots that are not large enough on which to build a home, but are occasionally coming up for sale. One of these lots is next to 75 Chicopee Drive. Because of its proximity to water, it was suggested by Jim Ellis that the PPOA consider buying it for \$1100. No decision has been made yet.

Motion to the end the meeting by Eric G. and 2nd by Dave Blad at 8 PM.

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