

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for June 16, 2020 Via Zoom Technology

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Dave Blad, Bill Poudrier, Dennis Majikas, Bob Brooks, John Day ~ Associate: Jim Ellis and Home Owners, Betty Ann Sharp, Sharon and Raymond Bessette and Brett Duncan

Meeting was called to order by Bill Homans @ 7:03 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.

SPECIAL IMMEDIATE CONCERN: Because of several violations of the PPOA Covenants and Deed Restrictions the Board has prepared to press charges against the property owner, Mr. Mateo at 52 Chicopee Drive. Those restrictions have been in place long before 2014 and [documented again in January 2019](#). President Homans shared the “Cease and Desist” letter prepared by PPOA attorney Mark Tilden. It has been posted on the non-buildable, non-residential lot on which he has a trailer with questionable sewage facilities in violation of town code as it is within 500 feet of the curb.

Moving further legally in the court system has been difficult because the latest virus scare has closed many town offices including the [Land Court in Worcester](#), MA. The Bessette and Duncan families are understandably anxious to get the problem resolved. Raymond Bessette brought up the point that there are still Realtors posting unbuildable lots for sale giving a prospective buyer the impression that such a parcel can be used for camping. The Board will look into that.

PPOA May 5 Minutes: Everyone in attendance reviewed the minutes. After discussion, a motion to accept was made by Bill Poudrier; seconded by Gail and passed unanimously.

Treasurer's Report: Gail reviewed the month ending May financial report. The numbers were as follows: The month ended with an investment value of \$233,637 an increase of \$12,007 over April, and a total portfolio value of \$249,100 including \$15,464 in cash. Thank you to all property owners who have so far, paid their mandatory annual fee of \$170, \$2770 of which came in May plus \$340 back payments from property owners. 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. 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.

The mandatory modest annual fee does help cover the requisite fees including annual liability insurance of \$5795 the PPOA must carry. A motion to accept was made by Eric; seconded by Bill P and passed unanimously

Old Business ~ Liens: Final review and established count of property owners has been verified by Bill Poudrier and Gail. President Bill Homans has been working with our attorney and is planning to file the Liens after they have been properly notarized by the Board. That will take place at the July 7 meeting or before, whenever the group can be together with the Town Clerk notary.

Cushman Pond: As previously decided in May the Board has opened the pond up for members use with some restrictions and cautionary measures. Regretfully the Beach Party BBQ Bash is cancelled this summer. But because of the postponement of the PPOA annual meeting,

the Board is thinking of another time and place for the meeting...on the beach in late August.

Fortunately, the previous peculiar state ruling to suspend water testing has been lifted. So, the Cushman pond is being tested weekly by Jess Day or her assistant, a Midshipman, home from the US Naval Academy who shouldn't be away from any body of water too long anyway.

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. Legal fees for registering may be about \$1100. No decision has been made yet.

Motion to the end the meeting by Gail O. and 2nd by Dave Blad at 8:15 PM.