

We looked at a letter to the Security firm outlining our concerns and conditions. The committee will be looking for another firm while we wait to hear back from them.

Charlie Shelton spoke briefly about the 5<sup>th</sup> lot at 175 Pine Orchard Road where the builders want either our approval or a court decision.

The meeting was adjourned at 8:45 and a dead squirrel was removed from behind the trash can in the upper hallway.

Respectfully submitted,

Elaine Littlehales, Acting Secretary

“January 15, 2007

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT, there will be a meeting of the Board on **Monday, January 22, 2007, at 7:30 PM** in the Board Room of the association Building, 180 Pine Orchard Road.

#### AGENDA

- I Crescent bluff Utility Poles – UI representative present at 7:30 PM
- II Approval of Minutes of the October 16, 2006, and Report of the November 20, 2006 meeting – no quorum – attached.
- III Security Report
  - a. Special Committee
  - b. Process Going forward (see attached correspondence)
- IV Treasurer’s report
- V Planning Committee Report
  - a. 175 Pine Orchard Road
- VI Roads/Public Works Report
- VII Tax Collection Report
- VIII Waterfront & Building Report
- IX Zoning Report
- X Old Business
- XI New Business
- XII Any other business that may properly come before the meeting.

Attest: John Donegan, President”

Minutes of Meeting of The Executive Committee of  
The Pine Orchard Association  
January 22, 2007

President John Donegan called the meeting to order at 7:34 PM. Also present were: Jennifer Aniskovich, Joe Canavan, Charlie Shelton, Elaine Littlehales, Stacy Ruwe, Vining Bigelow, Eric Hanson, and Lisa Sandler. Absent: James Kaiser, Joe Sepot, and Kelly Brownell.

First order of business was the Crescent Bluff Utility Poles, However, the UI representative who was to meet with the Board rescheduled to 3/19/07 The Minutes of the October 16, 2006 meeting were approved..

In Kelly Brownell's absence, John Donegan reported that Kelly had not heard anything from the security company since the last meeting. John sent a letter to MVP listing the matters of concern as prepared by the Committee and has not gotten any response. Jennifer Aniskovich will contact MVP to set up a meeting to discuss concerns.

Stacy Ruwe presented the Treasurer's Report which overall is good and on target as anticipated. Charlie Shelton, Planning Chair, reported that he has not heard anything concerning 175 Pine Orchard Road and there was no other application pending.

There was no Roads and Public Works report, but the outstanding issues in that area include: 1) Bushes at Hart Ave and Club Parkway, 2) the traffic study, 3) the pillars at the end of Pine Orchard Road and Spring Rock Road. John Donegan plans to contact Janice Plasiziak regarding the identified issues and the street signs.

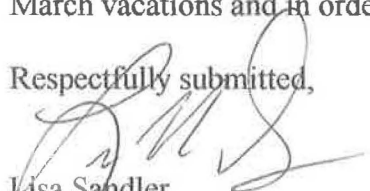
Elaine Littlehales reported that there are 5 tax delinquents which total approximately \$1,000. She will be sending out letters in February threatening liens if taxes not paid by 4/1/07.

Vining Bigelow reported on the waterfront and building. He is having the steps and railing closest to Waterside worked on. He is getting estimates replacing the window at the back of the Association Building. There was no Zoning Report.

The group discussed various beach access points. It was agreed that John would meet with Larry Fisher and report back to the Board. The Board also agreed that there would be a note in the Potato Post regarding respecting neighborhood properties and the responsibilities of dog owners.

The Board agreed to change to Levco for the Association's Building to save on electricity costs. The next meeting is scheduled for March 19, 2007, but may be changed to accommodate various March vacations and in order to obtain a quorum at the next meeting.

Respectfully submitted,



Lisa Sandler  
Clerk

“March 19, 2007

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT, there will be a meeting of the Board on **Monday, March 26, 2007**, in the Board Room of the Association building, 180 Pine Orchard Road.

AGENDA

- I Security Report
  - a. Jason Grant at 7:45 PM
- II Crescent Bluff utility poles, CL&P Representative at 8:15 PM
- III Approval of January 22, 2007 Minutes
- IV Treasurer’s report
- V Planning Committee Report
  - a. 175 Pine orchard Road
- VI Roads/Public Works Report
- VII Tax Collection Report
- VIII Waterfront & Building Report
- IX Zoning Report
  - a. Reappointment of Sigvard Hallgren – alternate, ZBA
- X Old Business
  - a. Signs
  - b. Rights of Way
- XI New Business
- XII Any other business that may properly come before the meeting

Attest: John Donegan, President”

Minutes of the Meeting of the Executive Committee  
Of The Pine Orchard Association, March 26, 2007

President John Donegan called the meeting to order at 7:35 PM. Also present were: Jennifer Aniskovich, Vining Bigelow, Joe Canavan, Kelly Brownell, Eric Hanson, James Kaiser, Elaine Littlehales, Stacy Ruwe and Joe Sepot. Absent: Lisa Sandler and Charlie Shelton.

The Minutes of the last meeting, January 22, 2007, were approved.

Security Report.

MVP Security Representative Jason Grant visited the meeting to give the Board updates on Security improvements.

Security car was striped like a police car with a light bar

Security uniforms were upgraded for a more professional appearance with name badge

Business cards with cell phone number of the car will be available for distribution (Attempting to get refrigerator magnets for residents.)

Route through Pine Orchard was reviewed – from Association Building along all streets along the shoreline out through the golf course back to the Association Building via Pine Orchard Road. Random checks are made to the golf course, Tilcon access road and parking lot and Young Pond parking lot.

Regular meetings are scheduled with Branford Police Department

All employees are and will be background checked.

### Roads & Public Works

UI Representatives, Tom Layden and Bob Rumble came and talked about the issues with utility poles on Crescent Bluff and Halstead Lane. Main issues:

Since poles are in between houses in the backyards, there is difficulty using a truck for repair or replacement and receiving easements for utility work

As homes are growing and electric demand is increasing, there could be a future low voltage situation for houses at the end of the lines

Also, with the growing demand, existing homes may have some issues.

Per UI representatives, solutions include moving pole lines from backyards out to the street and into customer's front yards.

The Pine Orchard Association will assist and facilitate a meeting between CL&P and the affected residents so that the residents can hear directly from UI about the possible future low voltage situations.

James Kaiser was looking into signs farther away from the construction area on Pine Orchard Road directing traffic around the detour near 175. The Town is looking at possible repair of the pillars on Spring Rock. The bush heights on Hart and Club Parkway will be reviewed. The Town also offered to perform a traffic survey for Pine Orchard Road.

### Treasury Report

Stacy Ruwe reported that the Association is currently on budget and the forecast for the end of the year is that we will be under budget depending on waterfront spending and any possible surveys for beach access.

Elaine Littlehales reported that there are still three tax delinquents for a total of \$2,396.00; liens will be applied on April 1<sup>st</sup>.

### Zoning Issues

Regarding the 175 Pine Orchard Road development, John Donegan reported that a new proposal from the builder would have the fifth house out of Pine Orchard boundaries. However, this does not resolve the PO lot size requirement as part of the property is still in Pine Orchard.

Joe Sepot was going to get cost estimates and proposals for maps and surveys for beach access. A resident of Juniper Point may be issued a cease and desist order due to the lack of Certificate of Occupancy. Joe Sepot proposed Sigvard Hallgren for another term as an alternate Pine Orchard Zoning Board of Appeals member. The motion was seconded and the Board voted unanimously to approve.

### Waterfront

Vining Bigelow reported that a stair project was on hold until the weather improved. He was also researching if the Town has any responsibility for the drainage gate at the end of Island View and the drainage near POYCC.

### General

Some Board members sat in on a previous meeting of John Donegan and Larry Fischer, land surveyor for Mrs. Saggese regarding the property at the end of Crescent Bluff. Information was shared but none was allowed to be copied. There are still numerous issues among the neighbors on Crescent Bluff.

Kelly Brownell advised the Board that due to business conflicts he would have to resign. The Board will likely replace Kelly at the Annual Meeting.

The next Board meeting is scheduled for May 21<sup>st</sup>.

Respectfully submitted,

Eric Hanson, Acting Clerk

“May 15, 2007

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT, there will be a meeting of the Board on **Monday, May 21, 2007 at 7:30 PM**, in the Board Room of the Association Building, 180 Pine Orchard Road

AGENDA

- I Approval of Minutes of the March 26, 2007 meeting
- II Security Report
- III Crescent Bluff Utility Poles
- IV Treasurer’s Report
- V Planning Committee Report
  - a. 175 Pine Orchard Road
- VI Roads/Public Works
- VII Tax Collection
- VIII Waterfront & Building Report
- IX Zoning Report
- X Old Business
  - a. Signs
  - b. Rights of Way
  - c. Greenway Trail
- XI Annual Meeting – July 9, 2007
  - a. Special Budget Meeting, June 4, 2007 *No Quorum*
- XII New Business
- XIII Any other business that may properly come before the meeting.

Attest: John Donegan, President”

“May 31, 2007

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION  
 AT THE CALL OF THE PRESIDENT, there will be a meeting of the Board on **Monday, June 11, 2007 at 7:30 PM** in the Board Room of the Association Building, 180 Pine Orchard Road.

- I Approval of Minutes of the March 26, 2007, meeting
- II Security Report
- III Crescent Bluff Utility Poles
- IV Treasurer’s Report
- V Planning Committee Report – 175 Pine Orchard Road
- VI Roads/Public Works Report
- VII Tax Collection Report
- VII Waterfront & Building Report
- IX Zoning Report
- X Old Business – signs, Rights of Way, Greenway Trail
- XI Annual Meeting – July 9, 2007
  - Special Budget Meeting – June 11, 2007
- XII New Business
- XIII Any other business that may properly come before the meeting.

Attest: John Donegan, President”

Minutes of The Pine Orchard Association Executive Committee  
Board Meeting, June 11, 2007

In attendance: John Donegan, Stacy Ruwe, Kelly Brownell, Elaine Littlehales, Charles Shelton, Jennifer Aniskovich, and Vining Bigelow; Joe Sepot arrived late. The minutes of the March 26<sup>th</sup> meeting were reviewed and approved.

Security: Jason has added a few hours to his weekly schedule. Speeding remains an issue on our roads. Jason works alone now (without John) and may end up doing ALL of the duty hours. Discussion: it is expected that John will return to duty once he has been properly paid.

Crescent Bluff Utility Poles update. No new news. There's been NO utility meeting with the involved neighbors yet.

Treasurer: We'll be close to Break Even for the 2006-2007 Budget. Getting a NEW office computer was discussed and probably will happen in the near future. Jen mentioned HER desire for a Site with no offers of who/how/at what cost. The proposed budget for 2007-2008 was APPROVED as proposed. It included a reduced rent from our Garage and Increased Security hours. The MILL RATE will remain at .4 (.004%).

Planning Committee: Some discussion of 175 Pine Orchard Road – the project still appears to be in limbo with the potential for Court Action regarding the location of the 5<sup>th</sup> house and its location within or without of Pine Orchard's jurisdiction.

Public Works: Jen made mention of a possible Kayak Rack somewhere on "the Beach" – this needs further and more specific information for a meaningful discussion. John D. suggested that WE (the Board) NOT be involved!

Waterfront and Building: Stairs near Waterside have been repaired. Some Building maintenance regarding the Meeting Room windows and the Bathroom Door has yet to be done. The budget for the coming year as proposed seems fine.

Zoning: East Shore Health will be testing our Beach Front Bathing areas. A weekly sampling is recommended. Joe will find out more regarding WHERE the samples will be taken. Discussion of the Visnic Zoning Meeting which took place at the POA Meeting room. Joe Sepot. is worried about the subject of his and Eric Rose's conflicts-of-interest when future Zoning issues come up. Perhaps an OUTSIDE party should be hired with Joe as the Liaison – a 3<sup>rd</sup> person authority. He's worried that it may become a LEGAL issue for us at some point in the future. The increased cost could be covered by increasing the Application Fee (currently it takes approximately 20 minutes to review an Application.) There was also discussion of putting Zoning Applications ON LINE as is done for Short Beach. Someone should address this with Peter Hugret, Branford Information Technology Director. An illegal Apartment on Spring Rock Road is still an open issue. Joe S. will be sending a letter of notification.

OLD BUSINESS.

DOG signs. Vining to talk to Eric for his knowledge on the subject.

RIGHTS OF WAY. Surveys yet to be completed.

GREENWAY TRAIL. No new news. THEY are in the process of getting/using a surveyor.

Discussion of Board candidates willing to continue. Bigelow, Littlehales, Sepot and Shelton expressed a willingness to continue. Kelly Brownell is resigning!

Respectfully submitted.

Vining Bigelow  
Acting Clerk

\*June 18, 2007

TO ALL PROPERTY OWNERS QUALIFIED TO VOTE AT THE ANNUAL MEETING OF THE PINE ORCHARD ASSOCIATION:\*

The ANNUAL MEETING of The Pine Orchard Association will be held in the Pine Orchard Union Chapel on Monday, July 9, 2007 at 8:00 PM promptly, to address the following:

1. To elect by ballot four persons to serve on the executive Board for a term of three years from the date of their election. The Nominating Committee of the Executive Board proposed the following to be elected for three-year terms.

*Vining Bigelow, Elaine Littlehales, Joe Sepot and Charles Shelton*

Other nominations will be accepted from the floor. However, such nominees should have expressed to their nominators their willingness to serve.

2. To hear brief committee reports on the activities of the past year.
3. To transact any other business within the power of the meeting which may be brought before it.

Attest: John Donegan, President

Lisa Sandler, Clerk"

#### FINANCIAL SUMMARY

	2006-2007 Budget	Actual Expenses 6/18/07	Proposed 2007-2008 Budget
Security	\$41,700	\$35,230	\$37,750
Waterfront	15,000	14,200	15,000
Municipal Building			
Maintenance	7,500	7,200	7,500
Improvements	900	-0-	900
Office/General	4,000	2,900	5,000
Insurance	6,398	6,398	6,500
Legal/Zoning	5,000	3,164	5,000
Audit/Annual Report	1,800	1,650	1,800
Miscellaneous	325	150	325
Total	<u>\$82,623</u>	<u>\$70,892</u>	<u>\$79,775</u>

Cash Balance 6/11/07.....\$56,248.01

Grand List October 2006.....\$69,183,592      0.4 mill rate=\$67,673

\*Those 18 years of age or older who own real estate within the limits of said Pine Orchard Association (see section 4 of By-Laws)

Minutes of the 104<sup>th</sup> Annual Meeting  
of The Pine Orchard Association – July 9, 2007

President John Donegan called the meeting to order at 8:02 PM. Other Board members present were: James Kaiser, Jennifer Aniskovich, Vining Bigelow, Charles Shelton, Joe Canavan, and Elaine Littlehales.

The first order of business was election of Board Members. There being no nominations from the floor, the Chairman asked for a motion for the Clerk to cast one ballot for the slate as presented. It was so moved and Vining Bigelow, Elaine Littlehales, Joe Sepot and Charles Shelton were elected for three-year terms.

New members were asked to introduce themselves and all 25 or so members present did so.

Committee Reports were given and member's questions answered.

Vining Bigelow, Waterfront/ Association Building, reported a fairly quiet year with only small repairs at the Breakwater area and stairs at Waterside.

*Q. Ian Scott asked about the progress of the surveys that are scheduled for all the access points.*

*A. Spring Rock Road and Halstead are being worked on and should be ready by the end of the summer*

*Q. Susan Katz asked who is responsible for the seawall at the access points.*

*A. We are. Where there are any. Primarily they are the responsibility of the Homeowners. The surveys will help clarify that.*

*Q. Ceil Wheeler remarked that the seawall at the end of Crescent Bluff is in such disrepair that pieces are falling off and the railing is rusted through in several places.*

*Q. Mrs. Katz reminded the meeting that the Homeowners at Crescent Bluff want to fix it but their hands are tied by litigation. Ian Scott asked why the Association cannot just move in and fix it.*

*A. The Association is reluctant to accost the Homeowners.*

*Q. Pat Kaplan requested the Association to at least notify the Homeowners of their responsibility to fix it, reminding them they are liable should someone get hurt.*

*A. Jennifer Aniskovich answered that there is a precedent with hedges, which are the owner's responsibility to keep trimmed at corners. The Board notifies them when necessary.*

*A. John Donegan pointed out that it would be very costly if the Association took over the seawalls. There would have to be a substantial tax increase.*

*A. Jennifer Aniskovich reminded the meeting that taking over repairs would make the Association liable as well.*

*Q. Ian Scott asked that the Board put something in place to facilitate repairs.*

*A. A notice will have to do for now.*

*Q. Bob Dahill remarked that homeowner responsibility for seawalls is like sidewalks that must be cleared of snow by homeowners.*

James Kaiser, Roads/Public Works. He remarked that he is the one responsible for letting homeowners know their hedges are offending; and he works with Branford's Public Works office when necessary.

*Q. Do you know the sign at Island View and Chapel is gone?*

*A. No, but will contact Public Works people about that.*

Charlie Shelton, Planning, gave a report on the construction of 4 or 5 new houses on the corner of Pine Orchard Road and Hotchkiss Grove Road. The property is owned by Cherry Hill Construction Co. and



they have a problem with the 5<sup>th</sup> lot as it is partially within Pine Orchard and is subject to our Zoning Regulations.

- Q. *Barbara Colley asked why it is our concern if it is not within Pine Orchard.*
- A. The 5<sup>th</sup> lot is. A brief history was given citing other lots along Yowago that are only partially in Pine Orchard, are taxed on only that portion, but the entire lot is subject to our zoning.
- Q. *Ian Scott asked why we haven't revamped our Building Regulations to make them "modern". He asked how to start the process and could he make a motion to that effect.*
- A. John Donegan replied that it is a matter for the Board to look into, which it will do.

Joe Sepot gave a brief report of the year's activity. There were 14 applications for construction or renovation, 4 of those were denied. There were no questions.

Jennifer Aniskovich, Security, gave an update on the special Security meeting held after last year's Annual Meeting with Branford Police Chief Gill and the 70 replies to our questionnaire. There has been a marked improvement; new, white vehicle with markings similar to police car, uniforms for drivers, and detailed daily reports. Longer summer hours have been initiated.

- Q. *Ian Scott questioned the validity of the survey if only 70 families were involved.*
- A. Ms. Aniskovich read the positive comments.
- Q. *Pat Kaplan asked what the benefit of having the Security phone number when the really can't do anything but call the police, which the homeowner can also do.*
- Q. *Mrs. Katz commented on the vandalism occurring in the Island View/Lake Place area.*
- Q. *Mr. Serchuck asked if our Security people are communicating with Branford police.*
- A. Yes, regularly.
- Q. *Do the reports indicate where the troublesome areas are?*
- A. Yes. Reports are on file at the office and anyone may read them.
- Q. *Bob Dahill commented that the Security people are doing a good job - an improvement.*
- Q. *Ian Scott commented that the money spent on security would be better spent on seawall repair.*

In the absence of the Treasurer, a financial report was distributed with the comment from Mr. Donegan that we try to maintain a \$50,000 reserve while keeping taxes as low as possible.

- Q. *Mr. Serchuck asked about the Mirror Lake balance.*
- A. Mr. Donegan explained that it is a privately funded account used to treat the algae in Mirror Lake when needed, and not part of the budget.

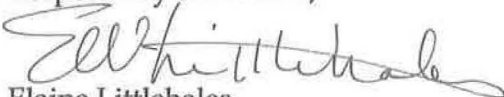
The meeting was open for questions on other matters.

- Q. *Pat Kaplan commented on jet skiers in too close to swimmers and asked who to call.*
- A. The Branford Police have a boat and the Town has an ordinance covering the operation of boats.

Jennifer Aniskovich asked for volunteers with talent in web design and graphic design.

The meeting was adjourned at 8:58 PM

Respectfully submitted,



Elaine Littlehales  
Acting Clerk

A brief meeting of the Board was called at 9:10 PM to elect officers. Proposed, seconded and accepted were: President, John Donegan, Vice President, Jennifer Aniskovich, Treasurer, Stacy Ruwe and Clerk, Lisa Sandler if she wishes the position.

John Donegan appointed Charles Shelton and Joe Canavan to search for an off-board zoning officer and to consider increasing building application fees.

The meeting was adjourned at 9:30 PM.

Respectfully submitted,  
Elaine Littlehales  
Acting Clerk

~~July 17, 2007~~

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT, there will be a **SPECIAL MEETING** of the Board on **Monday, July 30, 2007 at 7:30 PM** in the Board Room of the Association Building, 180 Pine Orchard Road.

AGENDA

1. To declare that a vacancy exists on the Executive Board as a result of the resignation of Kelly Brownell.
2. To fill the vacancy on the Executive Board for the balance of the unexpired term of Kelly Brownell (until July, 2009)
3. To consider the hiring of a Zoning Enforcement Officer and, if so, the terms and conditions of said position.
4. To consider the adoption of an Ordinance establishing fees for zoning, building and similar applications and permits.

Attest: John E. Donegan, President"

Minutes of a special meeting of The Pine Orchard Association Executive Committee  
July 30, 2007

The meeting was called to order at 7:30 PM. In attendance were: John Donegan, Lisa Sandler, Vining Bigelow, Elaine Littlehales, Joe Canavan, James Kaiser, Eric Hanson, Charlie Shelton, Stacy Ruwe, and Joe Sepot. Absent: Jennifer Aniskovich.

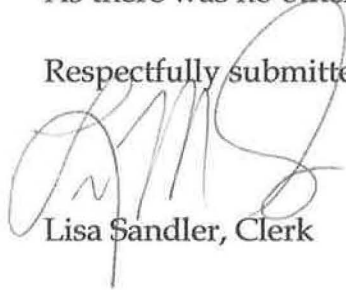
It was noted that with the resignation of Kelly Brownell, a vacancy exists. The Board discussed various recommended candidates to fill the vacancy. Upon motion made and seconded: to give John Donegan the authority to fill the vacancy if one of the discussed candidates agree to serve: **Approved.**

The Board discussed the various candidates interviewed by Joe Canavan and Charlie Shelton for Zoning Enforcement Officer of Pine Orchard. Upon motion made and seconded: to hire Anthony "Bud" Beccia: **Approved.**

The Board discussed setting new fees for Building Permits and ZBA Applications. Upon motion made and seconded: to increase each fee to \$200. **Denied.** After further discussion, a motion was made and seconded: to make the Building Permit fee \$200 and the ZBA application fee \$100. **Approved.**

As there was no other business, the meeting was adjourned at 8:20 PM.

Respectfully submitted,



Lisa Sandler, Clerk

"September 13, 2007

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRRESIDENT, there will be a meeting of the Board on **Monday, September 17, 2007 at 7:30 PM** in the Board Room of the Association Building, 180 Pine Orchard Road.

#### AGENDA

- I Insurance Discussion; Paul Sturgess
- II Approval of Minutes of June 11 & July 30 meetings
- III Security Report
- IV Crescent Bluff utility poles
- V Treasurer's Report
- VI Planning Committee Report - 175 Pine Orchard Road
- VII Roads/Public Works Report
- VIII Tax Collection Report
- IX Waterfront & Building Report
- X Zoning Report
- XI Old Business
  - a. Signs
  - b. Rights of Way
  - c. Greenway Trail
  - d. ZBA appointments
- XII New Business
- XIII Any other business that may be brought before the meeting

Attest: John Donegan, President"

The Pine Orchard Association Executive Committee  
Minutes of the September 21, 2007 Meeting

The meeting was called to order at 7:30 PM. Those in attendance were: John Donegan, Jennifer Aniskovich, Lisa Sandler, Vining Bigelow, Ken Graham, Elaine Littlehales, Stacy Ruwe and Charles Shelton. Absent: Joe Sepot, Joe Canavan, James Kaiser, and Eric Hanson.

I Insurance Discussion. Paul Sturgess presented the renewal quotes for the Associations' three policies. He also presented various options. After discussion, Paul will verify and report back to John as to the various parcels of vacant land on the current policy.

II Approval of Minutes. The meeting of 6/11/07 APPROVED. The meeting of 7/30/07 APPROVED.

III Security. Jennifer Aniskovich reported that the Branford Police Department has new software that MVP is using to determine what activity is being reported and investigated by the Branford PD in Pine Orchard.

IV There was nothing to report on the Crescent Bluff Utility Poles

V Treasurer. Stacy informed the Board that there was nothing significant to report. Stacy will reconcile the insurance expense based on Paul's presentation and present the findings to the Board at the next meeting.

VI Planning. There was nothing new to report with regard to 175 Pine Orchard Road

VII Roads/Public Works. Nothing of significance to report.

VIII Taxes. Elaine reported that to date there are 12 delinquent tax payers.

IX Waterfront/Building. Vining had 2 projects completed at the Association's building.

X Zoning. Bud Beccia was introduced and he submitted the attached report. He has also met with the Town officials for introduction purposes.

XI Old Business. There was one "dog sign" put up on Island View.

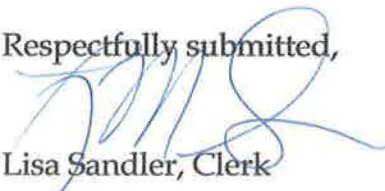
The Board has received the summary and conclusions from Criscuolo Engineering on rights of way re: Spring Rock Road and Crescent Bluff. The reports are available at the Pine Orchard Association office. There was nothing to report on the Greenway Trail.

The Board approved the following ZBA appointments: Kathleen Greenalch and John Dendas (alt.) and the appointment of Sigvard Hallgren, who was previously an alternate, (as a result of the resignation of Gerry Crotty) to 5 year terms.

XII New Business. There was a discussion whether to invite the 1<sup>st</sup> Selectman candidates to the Chapel for an open forum.

The meeting was adjourned at 8:55 PM.

Respectfully submitted,



Lisa Sandler, Clerk

"November 7, 2007

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT, there will be a meeting of the Board on **Monday, November 19, 2007 at 7:30 PM** in the Board Room of the Association Building, 180 Pine Orchard Road.

AGENDA

- I Approval of Minutes of the September 17, 2007 meeting.
- II Security Report
- III Crescent Bluff Utility Poles
- IV Treasurer's Report
- V Planning Committee Report: 175 Pine Orchard Road
- VI Roads/Public Works
- VII Tax Collection
- VIII Waterfront & Building Report
- IX Zoning Report
- X Old Business
  - a. Signs
  - b. Rights of Way & Surveys
  - c. Greenway Trail
- XI New Business
- XII Any other business that may properly come before the meeting

Attest: John Donegan, President"

Minutes of the Pine Orchard Association's Executive Committee  
Meeting - November 19, 2007

In attendance: John Donegan, Elaine Littlehales, Charlie Shelton, Joe Canavan, James Kaiser and Vining Bigelow.

Minutes of September 17 were approved.

Jennifer was not present so John D. and Joe C. covered the security discussion. Halloween was relatively uneventful, a few cars experienced being hit by eggs. Our security company had TWO cars out that evening. The Pine Orchard Club and golf course had no problem activity to anyone's knowledge.

Joe Sepot was not present but John mentioned that there has been NO additional contact from the Utility company regarding the Crescent Bluff Utility Poles topic.

Stacy Ruwe was not present, but an updated Budget and Expenses to date was available for our review. General Discussion: Taxes collected were shown as 100%, but Elaine explained that there were currently 8 Delinquent properties, but the Back taxes that have been collected assisted in reflecting the 100% number. A few months' rent is still owed on the rented garage and the former tenant still needs to remove their remaining property.

Insurance summary. The figures from Paul Sturgess show an increased coverage from \$1m to \$2m without an increase in rate. To allow the rate to stay similar to the prior year, a Commercial general liability policy was combined with the property insurance. The new policy was 'accepted' by the Board members present.

Planning. Charlie suggested that we put some money aside for prospective litigation regarding the property across the street that's being developed (#175). The discussion was to WAIT on this.

Public Works. James recommended Repairs to a damaged P.O. Potato post and removal of other unsightly and damaged cement posts in the Triangle. Funds can come from 'Shorefront' and it was agreed to go ahead with that work.


Waterfront. Vining mentioned that some work had just been completed to Repair/Replace 3 posts and some railing at the Breakwater where has destroyed the posts. Vining also reported that he attended a meeting at the Branford Police Dept. on Saturday morning, Nov. 10. It was a well attended meeting with the Police Dept. Marine division, Fire Dept. and representatives from all of Branford's shoreline areas. The essence of the meeting was that the Police were interested in being PROactive this coming boating season rather than REactive. Problem issues that were brought up included, theft on the Islands, ignoring safe boating rules and etiquette and Police involvement with the Young Boaters via instructional meetings.

Zoning. Joe presented and discussed the first report from our Hired Zoning official, Bud Beccia. The discussion was that his involvement is a very good thing for us and the cost is well worth it. A new fence put up at the end of Crescent Bluff by the McBurney family was mentioned and it would be a Civil matter if any neighbors complain, NOT a Pine Orchard issue.

John presented a "Proposed Easement' that Greenway Trails would like us to agree to. The discussion was that this needs all board member's input and further discussion before signing.

The meeting was adjourned at 9:00. Our next Meeting is scheduled for January 21, 2008.

Respectfully submitted,

  
Vining Bigelow, Acting Clerk

"January 11, 20008

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT, there will be a meeting of the Board on **Monday, January 21, 20008 at 7:30 PM** in the Board Room of the Association Building, 180 Pine Orchard Road.

(continued)