

PINE ORCHARD ASSOCIATION EXECUTIVE BOARD
MEETING NOTICE

Monday, March 02, 2020 @ 7:00 PM

At the call of the President, Robin Sandler, there will be a meeting of the Executive Board of the Pine Orchard Association at the Pine Orchard Association headquarters located at 180 Pine Orchard Rd, Pine Orchard, CT

1. Call to order
2. Communications Email from Joan Allen, emails from Jackie Coffey, Letter from James & Erin McBurney, Email & Letter from Vincent Giordano, Jr
3. Approval of Minutes of January 06, 2020 Meeting
4. Treasurer's Report (Linda)
5. Committee reports a) By-Laws (Len) b) Nominating (Joe) c) Planning & Zoning (Richard) d) Communications (John) e) Shoreline Maintenance & Access (Carol) f) Building Maintenance (Seth) g) Municipal Interface (Bruce) h) Tax Collector (Rick) i) Beautification (Bob) j) Sidewalks (Peter)
6. To consider and appropriate, to enter into a settlement agreement with respect to certain Crescent Bluff litigation matters, to discuss litigation strategy on other Crescent Bluff litigation matters and to approve the payment of certain fees and expenses relative to the same. The Board may move to enter into executive session to receive information and discuss the same.
7. Presidents report: a) Whibey appeal
8. Old Business: A. Summer concert series B. Report on Totoket Road flooding. C. Mooring procedure discussion,
9. New Business: A. POA Tag Sale B. Halstead Road & water access
10. Office manager: Peter Robinson report
12. Adjournment

Note: Remaining 2020 Meeting Dates: Monday, May 04, 2020 @ 7:00PM and at the Pine Orchard office, 180 Pine Orchard Rd, Pine Orchard, CT

Minutes of Pine Orchard Executive Board Meeting

March 2, 2020

Present: Joe Thomas, Jon Schlesinger , Rick Ross, Richard Greenalch, Bob Dahill, Linda Sachs, Peggy Haering, , Bruce Caldarone, and Robin Sandler

Absent: , Seth Chaucer, Len Farber, Carol Redden

Agenda Item 1: The meeting was called to order at 7:05 p.m. by President Robin Sandler.

Agenda Item 2: Communications:

- Robin received an email from Joan Allen inquiring whether there had been any complaints about her property on Pine Orchard Rd. and was advised that none had been reported.
- An email and subsequent letter from James McBurney regarding the Crescent Bluff settlement were received (to be discussed later in the agenda).
- Robin read an email and letter from Vincent Giordano regarding an incident on Feb. 25, 2020. Mr. Giordano claimed to have been verbally attacked by a resident of 2 Halstead Lane when he went to the beach access point on Halstead Lane. Mr. Giordano reported that he was told to move his bicycle off the lawn and that the beach access point was private.
- Robin also read a letter from Rich Colbert providing his version of the incident with Mr. Giordano. Mr. Colbert stated that Halstead Lane is a private road and that he never prevented anyone from using the beach access point. He reported that Mr. Giordano rode his bicycle by his window across the grassy right of way; he offered a “transcript” of his conversation with Mr. Giordano. He denied telling Mr. Giordano not to use the beach access point.
- Robin read an email from Ed Kelleher of Halstead Lane. Mr. Kelleher stated that he bought his home at 18 Halstead Lane, and later 14 Halstead. In his view, no one has the right to use the beach access point on Halstead Lane other than residents of the street. He demanded that Carol Redden and Bob Dahill retract any statements they had made about Halstead Lane being an established Pine Orchard beach access point. He asked that Carol Redden produce receipts for work that was done on the steps at the beach access point on Halstead Lane. Finally, he said that any use by non-residents of the road and access point has been permissive and indicated his reliance on the Donegan letter as to the status of Halstead Lane as a private road.

Agenda Item 3: Upon motion and second the minutes of the January 6, 2020 meeting were approved.

Agenda Item 4: Treasurer’s Report. Linda Sachs presented the budget report. She placed \$50,000 of the Association funds in a certificate of deposit and transferred another \$50,000 to a savings account that should earn a modest amount of interest. A debit card has been provided to Peter Robinson for day to day POA expenses. The seawall repair at the end of Island View Ave. has been completed. The total expenditures for shorefront maintenance exceeded the budget by \$3500. Linda is developing the budget for the upcoming year. Upon motion and second, the Treasurer’s Report was approved.

Agenda Item 5: Committee Reports (a) By-Laws, no report; (b) Nominating, Joe Thomas reported that 3 board members would be reaching the end of their permitted terms and that he would be seeking

nominations for replacements before the Annual Meeting; (c) Planning & Zoning, no report; (d) Communications, Jon Schlesinger reported that there were very few sales of POA-themed merchandise and that interest was not sufficient to justify going forward with that project. He recommended an update for the website and stated that a template had been developed for the newsletter; we will have the ability to archive materials on the website. The cost of website improvement was discussed. It was recommended that Jon use the remainder of the budgeted funds for upgrades and seek additional funding in next year's budget if needed; (e) Shoreline Maintenance, no report. (f) Building Maintenance, Peter Robinson reported that the new mailbox for the POA headquarters has been ordered that that he has one quote for paving the driveway; (g) Municipal Interface, no report. Tom Brockett, RTM member for the 7th District stated that he is working with the Town to resolve flooding on Toteket Rd. (h) Tax Collections, tax collections were 100% complete; (i) Beautification: no report; (j) Sidewalks: Robin has been speaking to homeowners that would be affected by the sidewalk project. He will be approaching the Town about funding for sidewalk installation.

Agenda Item 6: To consider entering into settlement agreement with respect to Crescent Bluff litigation. Robin recognized the association's attorney, Peter Berdon, who presented the terms of the proposed settlement of the Crescent Bluff litigation. Beachcroft would quitclaim a strip of land to provide an 11-foot wide pedestrian access way from the end to the paved portion of Crescent Bluff Avenue to the stairway leading to Long Island Sound. The settlement is contingent upon the Town of Branford acquiring the paved portion of the Avenue and subject to approval by the POA board. The settlement would resolve two matters: *Wheeler vs. Beachcroft/Saggese* and *Wheeler v. Cosgrove*. Acquisition of the road must be approved by various town committees, including the RTM.

Rick Ross commended Dr. Wheeler's hard work in achieving this result. Tom Brocket, our RTM member said that the Town's acquisition of the road has been approved by the Board of Finance and that additional meetings will be held for the remainder of the week. If the proposed settlement passes all committee reviews it will be presented to the full RTM on March 11th. Dr. Wheeler said that everyone on the street was in favor of the settlement. Roger Lowlicht who resides at 6 Crescent Bluff Avenue indicated his support for the settlement. James McBurney, of 2 Crescent Bluff sent two communications expressing dissatisfaction with the settlement reached and submitted a proposed modification of the settlement terms. McBurney claims that his agreement is necessary for a binding settlement.

Upon motion and second, the Board voted to go into executive session at 8:25 p.m.

The Board came out of executive session at 9:00 p.m. The President stated that no votes were taken during the executive session. Dick Greenalch moved to approve the proposed settlement based upon the synopsis prepared by Attorney Berdon. Based upon Peter Berdon's suggestion that the Board also authorize its president or vice president to execute such documents as might be needed to effectuate the settlement, Dick Greenalch modified his motion to include that provision. As so modified, the motion was seconded and approved unanimously.

Robin recognized the work of Bob Dahill for his role in organizing community participation in the public hearings conducted at the Branford Fire Headquarters in February. The POA is encouraging members to attend the upcoming RTM meeting on March 11, 2020 and will send out a notice to that effect.

Agenda Item 7: President’s report: a) Whibey appeal. Mr. Whibey has appealed the ZBA’s decision upholding the issuance of a cease and desist order against using his property at 3 Crescent Bluff Avenue as a short-term rental. A scheduling order is anticipated.

Agenda Item 8. Old Business. (a) Summer Concerts. Peter Robinson reported that due to scheduled repairs the Pine Orchard Chapel will not be available for events this summer. He will explore whether the barn structure located on land recently donated to the Branford Land Trust might be used for concerts. (b) Totoket Rd. flooding—previously noted; c) Mooring, no discussion.

Agenda Item 9: New Business. (a) POA Tag Sale, in view of the fact that the Chapel is not available we will consider using the barn on the Land Trust site as a possible location for the tag sale; it is unlikely that an outdoor location will be chosen because of logistical/weather concerns.

(b) Halstead Lane. Jim Killelea said that he purchased his home on Halstead Lane 29 years ago and has deeded rights to pass and repass to the water and with the understanding that is a private road. He wants the right to control and limit the right to use the road and said that allowing access to all residents of Pine Orchard was not a good idea. He is asking Pine Orchard to leave this alone. Rich Colbert said that “technically” residents of Halstead Lane have allowed others to use their beach access point and observed that one resident of Crescent Bluff even stored a kayak on the rocks there. Paul Gavejian said that Halsted Lane is a private road. Several residents of Halstead Lane wanted there to be ground rules for “reasonable use of the access point “and indicated that they (residents of Halstead Lane) have allowed people to go down to the beach with permission.

Agenda Item 10: Office Manager’s Report: Peter Robinson will be acting secretary of the ZBA, as an additional duty. To date, the association has 440 email addresses. There was an additional email communication received from Crescent Bluff resident, Harry Sesse, who feels that Crescent Bluff Avenue should be re-paved

Agenda Item 12. Adjournment. Upon motion and second, the meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Margaret Haering, Clerk

Future Meetings,

Monday, May 4, 2020

To be held at 180 Pine Orchard Rd. at 7:00 p.m.

Annual Meeting

Monday, July 6, 2020

Documents received:

Budget Report

Synopsis of Proposed Settlement, Crescent Bluff

Office Manager’s Report

From: [POA Email](#)
To: ["Jean Allen"](#)
Cc: ["Robin Sandler"; "Laura"](#)
Subject: RE: Information sought
Date: Wednesday, February 19, 2020 11:00:28 AM

Jean,

My apologies for not replying sooner. Could you forward to me an email you sent to this office or the Zoning officer in the past - so I can find out what happened.

Best Regards

Peter Robinson
Office Manager
Cell: 203-215-9560



PINE ORCHARD ASSOCIATION
Branford Connecticut

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From: Jean Allen <jeankallen@gmail.com>
Sent: Friday, February 14, 2020 1:34 PM
To: om@poa-ct.org
Cc: Robin Sandler <robin@robinsandler.com>; Laura <laurabadaz@comcast.net>
Subject: Re: Information sought

Thank you for your informative email. I didn't know such a form existed. How long has this been in effect? Instead I had in the past exchanged numerous emails with the zoning officer and there never was any resolution during that time.

Thank you,

Jean

Sent from my iPhone

On Feb 14, 2020, at 1:12 PM, Peter Robinson
<officemanager@pineorchardassociation.com> wrote:

Jean,

Thank you for your email. The Pine Orchard Association has in place a method for residences to file complaints which relate the POA Zoning Ordinance. This form can be downloaded from our website at <http://poa-ct.org/v1/wp-content/uploads/2020/01/Zoning-Complaint-Form.pdf>.

As of this writing, there are no know complaints filed from or against the property at 2 Blackstone Ave.

Best Regards

Peter Robinson

Office Manager

203-215-9560

<image001.jpg>

-----Original Message-----

From: Jean K Allen <jeankallen@gmail.com>

Sent: Thursday, February 13, 2020 6:42 PM

To: Robin Sandler <robin@robinsandler.com>; Peter Robinson

<officemanager@pineorchardassociation.com>; Laura <laurabadaz@comcast.net>

Subject: Information sought

Hello,

I am seeking info and wonder about the record keeping for the Pine Orchard Association.

Do you keep records regarding who registers complaints about anything of concern in the Pine Orchard community and what follow up is done on those complaints. Am I able to come to the Pine Orchard Association office and view these complaints?

I am specifically seeking information about 2 things.

1. Any complaints regarding the lights at 2 Blackstone Ave. in the past few years (2015 going forward to present), who registered the complaints and what follow up was done and what remedies were enacted.
2. Any complaints from 2 Blackstone Ave. regarding concerns they have with their immediate neighbors or any Pine Orchard Association member.

Thank you for your help in this matter.

Sincerely,

Jean Allen

February 25, 2020

Robin Sandler
President, Pine Orchard Association
180 Pine Orchard Road
Branford, CT 06405

Robin,

Thank you for responding to my letter of February 11, 2020. In advance of your March 2, 2020 meeting, I would like to set forth why the currently proposed settlement agreement is unworkable and outline what we believe is a fair agreement for all parties.

Please be aware that the currently proposed settlement agreement was rejected by us at court-ordered mediation on June 4, 2019 because Beachcroft/Saggese's proposed settlement unreasonably intruded on the peaceful enjoyment of our property.

To reiterate what we said in our previous letter—the proposed agreement is unenforceable without our consent.

As the owner of *Lot 4* on the Baker Plan, we have a property interest in the easement. This interest has been recognized by the Connecticut Supreme Court and trial courts in a number of decisions. Separately, we also have a property interest along the border of the easement that was acquired through adverse possession—we, and our predecessors in interest (Bill and Susan Craig and Joe and Jenny Millerick), maintained the gardens along the border of the easement for over fifty years as an exclusive use of that area. These gardens were destroyed at Beachcroft/Saggese's direction on Labor Day 2019.

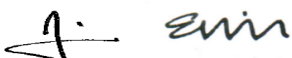
Furthermore, Beachcroft/Saggese has no legal basis to close off a portion of the easement by the installation of a fence, hedge or other obstruction on the lawn area without the express permission of **all** Crescent Bluff lot owners, to include us.

Any attempt to narrow or transfer either of our property interests without our consent will be met with immediate legal action.

However, our goal is to arrive at a settlement that is fair for all parties and we have attached to this letter a proposal for a global settlement.

Please let us know if you have any questions or would like additional information in advance of the March 2 meeting.

Yours sincerely,



James and Erin McBurney
2 Crescent Bluff Avenue
203-606-5597

CBA Global Settlement Proposal

1. The residents of Crescent Bluff Avenue and McBurneys release any interests in the easement at issue.
2. Beachcroft/Saggese transfers to the POA via deed a strip of land 16' wide running from Crescent Bluff Avenue along the new easterly boundary of Lot 4 (see 3 below) and continuing along the current eastern boundary of Lot 4 to the stairs down to the tidal area. The easterly boundary of this strip of land becomes the new westerly boundary of Lot 3.
3. The POA concurrently transfers to McBurneys via deed a strip of land equivalent to the "grassy strips" of the interior lots owners—i.e., from the easterly edge of Lot 4 east to the extension of the westerly curb of Crescent Bluff Avenue, starting from the northeastern corner of Lot 4 and running parallel to Lot 4 to a point equal with the southeastern corner of the ten foot strip south of the residence on Lot 4. This strip will become part of new Lot 4.
4. McBurneys grant the POA an express easement across the southerly boundary of the McBurney seawall for the purposes of the construction by the POA of a walkway for all POA residents to pass and repass across the walkway to access Spring Rock Road, Crescent Bluff Avenue and the beach south of Crescent Bluff Avenue. The POA agrees to maintain and accept all liability related to use of the seawall walkway and to enter into a seawall maintenance agreement with McBurneys.
5. Beachcroft/Saggese grants an express covenant appurtenant to the POA and McBurneys that it will not construct a fence, hedge or other obstruction along Lot 3's new westerly boundary, except that it may, on the easterly side of the POA's easement a fence or hedge up to 30 inches in height.
6. McBurneys grant an express covenant appurtenant to the POA and Beachcroft/Saggese that McBurneys will not construct a fence along Lot 4's new easterly boundary, except that McBurneys may, on the the new easterly boundary construct a fence up to 30 inches in height from Crescent Bluff Avenue to a point equal to the southeastern corner of Lot 4.
7. The POA easement over the Lawn and the seawall walkway are for passing and repassing only between the hours of 5:00am and 10:00pm. Subject to the imposition by the POA of more restrictive hours and use.
8. McBurneys drop the maintenance lawsuit (*McBurney v Wibhey*) in exchange for all property owners on Crescent Bluff Avenue releasing any right, title and interest in the McBurney property.
9. Subject to the agreement of all parties and appropriate documentation.

February 25, 2020

Robin Sandler
President, Pine Orchard Association
Branford, CT 06405

Subject: Halstead Lane

Robin,

I am informing you and the Pine Orchard Association as well as the Town of a very unfortunate incident that took place this past Sunday afternoon on Halstead Lane. I was out alone that afternoon for a casual Sunday bike ride on a very pleasant day. When I ventured down Halstead Lane heading to the stair to observe the sound I was viciously attacked by the resident at the end (I assume Mr. Colbert) on the right. He very indignantly insisted that I remove my bike and myself from the premise. We had many words and I then walked off.

First, I am not aware of any restriction to bike access there. Secondly, please re-informs Mr. Colbert that like all access points they are available to all POA residents. He deliberately claimed the road to be private and the access for street residents only.

In regards to the Crescent Bluff access, I am sure most are breathing a sigh of relief that it now seems very promising that the litigation is getting resolved to include access for POA residents to the beach. You may recall that when I gave testimony on several occasions my primary thrust had always been the preservation of the 9 historical access points to the sound for the POA residents. I know that this is also the Association's interest as well as public paved roads where applicable. In the recent past, many of us were made aware that we are likely going to be faced with a similar situation at Halstead Lane most vocally brought on by the resident at the end on the right (again I assume Mr. Colbert). As you recall we have gone through the access threat to varying degrees at the Seldon Avenue, Spring Rock Road and the Crescent Bluff access points.

It is my request that the Association take the appropriate measures with the residents and the Town as necessary to assure our rights as members of the Pine Orchard Association to access the beach and sound through the Halstead Lane location. I don't know what the situation is regarding the paved portion of the road, but I assume it is public.

Thank you,



Vincent S. Giordano Jr.
Resident of Pine Orchard

CC by email:

Jamie Cosgrove, William Aniskovich, Tom Brockett

Respectfully, Kimberley and I selected Halstead Lane because of its private nature quiet nature, and because it would be safer for our children without public/POA vehicular traffic and the minimized number of strangers.

We purchased our first home at 14 Halstead Lane in 2000, relying on the fact that Halstead was a private way per our deed. We purchased our second at 18 Halstead Lane after relying on 18's deed, and in addition, a letter dated August 25, 2008, sent to the POA by then President, John Donegan (please see attached). The conclusion in the letter states clearly that POA members DO NOT have the right and privilege with regard to the access area at the end of Halstead lane, unless this right is contained within their deed of ownership. (Please see attached)

- I. **Based on the complaint the POA received dated March 25, 2020, it seems Mr. Vincent S. Giordano, Jr. is confused, which I can fully understand. Based on my observation, this confusion does not end with Mr. Giordano.**

Mr. Giordano has attended many meetings regarding POA access points that I personally know of and I am sure there are many more. There have been false statements made by BOD member Bob Dahill and BOD member Carol Redden:

Mr. Dahill, as BOD, told the POA at large in a meeting at the association, that Halstead Lane (the road) had in the past continued all the way to the water. Please look at the pictures on the walls around you of the land between long Island Sound and "the road". Respectfully, It is clear that there has always been a grass area between "the road" and Long Island Sound. This was a clear misrepresentation adding to POA member confusion about the same.

Ms. Redden, as BOD, at the annual meeting, stood up and stated to the entire community, that Halstead lane is one of the POA access points. This is categorically false. Respectfully, refer to the review the then President of the POA commissioned. Criscuolo Engineering, LLC gave their professional opinion that Halstead Lane is NOT a POA access point without deeded right. The POA has all of this information.

According to Ms. Redden, she commissioned a repair to the bottom couple treads at the bottom of the stairs at the end of Halstead Lane. I have personally repaired the stairs, on our and/or our neighbors own dime (purchased the PT Wood and screws at Branford Lumber and Ring's End more recently) over the past 20 years. Other neighbors have also supplied materials and/or labor. Many of us over the years have participated in the repairing of the same. We also take care of the areas of our deeded access, including the road and grass area whether it be, but not limited to, cutting grass or picking up litter.

Subsequently, Kim and I sent emails and we sent certified letters to Ms. Redden, President Sandler and Office Manager, Peter Robinson regarding the same. To this date, the record has not been corrected.

I respectfully ask the POA and its BOD to respect our rights, and to:

1. cease and desist making any and all plans to maintain anything on Halstead Lane immediately.
2. cease and desist reporting that Halstead Lane is a POA Access Point.
3. in light of the fact that Ms. Redden has no basis to declare Halstead Lane a public road (and all evidence to the contrary), we demand that she retract her statements (about it being POA/Public access point and inviting people to use it) through an email to the entire POA, otherwise I intend to do so highlighting her lack of knowledge and information on the subject, including the evidence that contradicts her statement and noting her failure to correct her misstatement when we asked.
4. we demand that Mr. Dahill retract his statements about Halstead Lane (the road), went all the way to the water back in the day, through an email to the entire POA, otherwise I intend to do so highlighting his lack of knowledge and information on the subject, including the evidence that contradicts his statement and noting his failure to correct his misstatement when we asked.
5. we ask the POA to provide invoices for the repairs Ms. Redden commissioned improperly, that were billed to the residents of the POA so that we can review and correct the same as needed.

II. Respectfully, I do not agree with a few points Mr. Giordano has made in his complaint:

1. Mr. Giordano: "First, I am not aware of any restriction to bike access there."
Response: There is a clearly a necessary deeded right.
2. Mr. Giordano: "Secondly, please re-informs Mr. Colbert that like all access points they are available to all POA residents."
Response: Halstead Lane is NOT a POA access point. It is for those on the street with deeded access., and the road is private and the access for street residents only.
3. Mr. Giordano: "I know that this is also the Association's interest as well as public paved roads where applicable. In the recent past, many of us were made aware that we are likely going to be faced with a similar situation at Halstead Lane most vocally brought on by the resident at the end on the right (again I assume Mr. Colbert)."
Response: Respectfully, in addition to Mr. Colbert, I and other neighbors, have been vocal, and have spoken at meetings you attended in the past regarding the same. It is not just one neighbor that would like to maintain their "bundle of rights."
4. Mr. Giordano: "It is my request that the Association take the appropriate measures with the residents and the Town as necessary to assure our rights as members of the Pine Orchard Association to access the beach and sound through the Halstead Lane location. I don't know what the situation is regarding the paved portion of the road, but I assume it is public."
Response: Halstead Lane has been professionally reviewed and we have a deeded right. Refer to the POA's review and its backup data. I can agree with you in regard to

defending the POA access points that are legally designated as such, for which I count 7(including Crescent Bluff IF the settlement is completed) There is no need to get the Town or POA involved in Halstead Lane. This has already been reviewed and a clear conclusion drawn.

Furthermore, I would like to reiterate, there are 7 access points in only .9 miles along Route 146 and Pine Orchard Road (the roads that run parallel to the waterfront). That is 1 access point every .12 miles or 678 feet. Do we need as the POA more access than that? They are spread out and the waterfront is already, VERY ACCESSIBLE.

5. Mr. Giordano stated in his letter that there are nine historical access points.

Response: Can you please clarify the nine legal access points you are referring to, as I understand there to be 7, including the recent addition of Crescent Bluff, pending the completion of the settlement.

In conclusion, it is our opinion that Halstead Lane is a private way that each of its “deeded” residents have access to. Attorney Peter Berdon spoke at a POA meeting (held at the PO Club). While the meeting’s focus was on Crescent Bluff, the description of property rights he gave applies to Halstead Lane. As a layman, I would agree with Attorney Berdon’s description of a deed and/or property rights as a bundle of sticks(rights). With the clear data that exists, I would hope that our POA will continue to protect its members per Section 2 of the charter, including the residents on Halstead Lane and “our bundle of rights.” On what grounds does Attorney Berdon feel President Donegan’s and Criscuolo Engineering, LLC’s conclusion that Halstead Lane is not an access point, is incorrect?

I have along with others since March of 2000 have continued the private maintenance of our right-of-way, including the stairs from the grass to the beach on our own dime.

After spending well over a million dollars on our two properties, relying on Donegan’s POA letter, professional review of the same, and relying on the deeds for both 14 and 18 Halstead Lane and other Halstead Lane deeds, we will be forced to defend the same.

Please understand that it is our intention to be respectful and neighborly as we have for two decades, with the same respect in return of our property rights, the sticks in the bundle as Attorney Berdon so described. There are many POA access points for our neighborhood to enjoy. Please do.

**Richard and Sarah Colbert
2 Halstead Lane
Branford, CT 06405**

March 2, 2020

VIA HAND-DELIVERY

Robin Sandler
President
Pine Orchard Association Executive Board
180 Pine Orchard Road
Branford, CT 06405

Re: Complaint of Vincent S. Giordano, Jr. dated February 25, 2020

Dear Mr. Sandler:

This letter addresses the above-referenced complaint by Mr. Giordano.

First, I want to highlight that despite Mr. Giordano's letter being dated and delivered on February 25, 2020, I was given no notice of his letter about me by the Executive Board. I believe Mr. Giordano and others within the Pine Orchard Association ("POA") would have, at a minimum, been provided with such notice to ensure they were aware that such a derogatory letter would be read about them at a POA meeting.

Second, and along the lines of disparate treatment, I also noticed that the March 2, 2020 POA meeting agenda fails to list, along with the other letters received by the Executive Board, my January 30, 2020 letter concerning the Cosgrove Action. My letter has as much right as any letter to be made known and available to the members of the POA, especially where it includes actual POA records that directly relate to Mr. Giordano's complaint. Among the POA records I included are the 1954 street study by the then prominent New Haven law firm of Clark, Hall and Peck, that conclusively established Halstead Lane was a private road. In addition, the 2008 public reports and statements of then Executive Board President, John Donegan, who categorically admitted on many occasions on behalf of the POA, that Halsted Lane was then and always had been a private road.

Based on the obvious importance of this information, please promptly publicize and make available my letter to POA residents. For your convenience, I brought an extra copy of my letter with me today.

Third, at no time have my wife or I ever prevented anyone from accessing the water at Halstead Lane. This includes while we lived at 22 Halstead Lane between the years 2011 through 2017, as well as ever since we purchased and renovated the property at 2 Halstead Lane.

Indeed, on only four occasions have I ever even spoken to people who were not Halstead Lane residents about their use of the access way. On one occasion, a POA member whom I did not and still do not know, drove his golf cart over the grass area towards the water. I politely asked him to not drive the golf cart over the grass. He apologized, moved the cart to the road and then walked to the water without further interruption.

On another occasion, a group of 5 or so bicyclists (not from the POA) rode through the grass area and were in the process of leaning their bicycles along the fence by the water. I told them the area was private and that it was not a bicycle storage area. I asked that they please move their bikes to the road if they wished to walk to the water. They too apologized, took a quick look at the view and then decided to ride on.

The third time was a brief discussion I had with Vining Bigelow, who seemed to be in the habit of walking up and down Halstead Lane to the water and then walking over the property of 1 Halstead Lane. In sum, Mr. Bigelow assured me (as well as others I later learned from my road who also asked him) that he was given permission to walk down our road by the owner of 1 Halstead Lane, and that he was not doing so adversely. We have taken Mr. Bigelow at his word and he continues to walk down our road based on that represented permission.

Finally, the fourth time I spoke to anyone about the Halstead Lane access point was on Sunday, February 23, 2020, when I observed an unknown bicyclist ride through the grass area as I was watching golf with my 4 year old son. It was startling because the biker's helmet went zipping past the windows of my house that face the grass area. In any event, I got up from the couch and walked out to my porch. What occurred thereafter is set forth in the attached transcript that I have created of my encounter with Mr. Giordano, which I will read in a moment. I have reviewed the transcript with my wife, Sarah, who was in the family room and heard the entire encounter with Mr. Giordano. The transcript is a true and accurate description of what was said by me and by Mr. Giordano.

Mr. Giordano's allegation that I "viciously attacked" him is false. I remained on my porch the entire time that he was present in the grass area. Mr. Giordano was situated near the water and was, therefore, at least 25-30 feet away from me during the entire encounter. I never raised my voice, threatened or used inappropriate or aggressive language towards Mr. Giordano. While it does not matter, I had no idea who he was, or if he lived within the POA until I heard of the letter Mr. Giordano sent to the Executive Board. My 4 year old son was also sitting right inside our open back door, could hear everything and I was well-aware of this, so I was on my best behavior. When we purchased 2 Halstead Lane the grass right of way area was pure weeds. I have spent a substantial amount of time and money personally raking, fertilizing and seeding the area. The residents on the street also pay to have the area mowed. If POA residents started riding their bikes through the area, the grass would quickly stop looking as good as it does now.

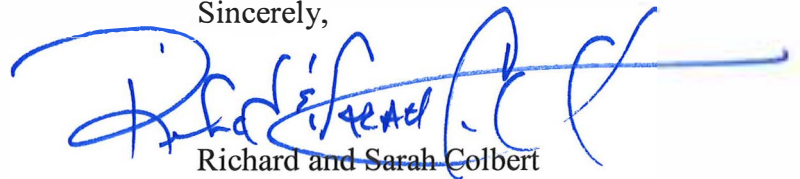
Had I wanted to attack, intimidate or otherwise harass Mr. Giordano, I could very easily have stepped off my porch and had a face to face confrontation with him. I never intended to do that and, despite his many impolite comments towards me, I never did that. I also never told Mr.

Giordano he could not use the access point. Hopefully, when people hear the truth, they will realize this is obviously not a reason to start another long and ugly legal battle over beach access rights, as requested by Mr. Giordano, this time against the good residents of Halstead Lane.

While I believe the residents of Halstead Lane are all united in our position that our lane is private, we have reasonably allowed people to walk on the street as well as access the water. Thus far, this permissive use by non-Halstead Lane residents has largely been reasonable in terms of its frequency and actual use. While there have been plenty of walkers who have stared in the windows of my house while walking through, stopped and gawked at my family as we ate dinner, smoked at the water side and left their cigarette butts or allowed their dogs to dump on the grass and walked off without picking it up, we have managed to tolerate such actions. Indeed, most people who pass through appreciate or sense the area is private and, therefore, politely and quietly pass through and do not congregate.

In conclusion, all my family wants is to enjoy the property we bought and spent much money improving. The residents of Halstead Lane rightfully expect the people who use our lane by permission to act reasonably and respect our property rights. Had Mr. Giordano simply said no problem or any words to that effect in response to my simple request that he not ride his bike on the grass, I would have walked inside and continued watching golf with my son, and we would not be talking about this issue now.

Sincerely,



Richard and Sarah Colbert

cc: Honorable James B. Cosgrove - jcosgrove@branford-ct.gov

William Aniskovich - waniskovich@bswlaw.com

Thomas Brockett - Thomasbrockett0147@att.net

Tricia Anderson - Tricia60rtm@gmail.com

Kevin Healy - drkevinhealy@gmail.com

Transcript of encounter between Richard Colbert and Vincent S. Giordano, Jr. ("Giordano") on Sunday, February 23, 2020 at approximately 4:30 p.m. Prepared by Richard and Sarah Colbert.

Colbert: [After observing an unknown biker speed past windows of house facing grass area at end of Halstead Lane]. Excuse me sir, would you please not ride your bike over the grass area.

Giordano: Why not?

Colbert: Because it's a private right of way and I would prefer people not ride their bikes through the grass area that we maintain.

Giordano: Who has the right to use this access point?

Colbert: The people on the street all have a private right of way....[Giordano interrupting]

Giordano: I don't think so.

Colbert: Where do you live?

Giordano: [No response].

Colbert: Do you live on Crescent Bluff?

Giordano: No, I live over that way [pointing in direction of "triangle" intersection].

Colbert: What's your name?

Giordano: None of your fucking business. [Giordano then appears to be preparing to leave his bike and walk towards the steps leading to the water].

Colbert: If you don't move your bike, I am going to move it to the street for you.

Giordano: Relax.

Colbert: I am relaxed.

Giordano; [Now beginning to walk his bike back up grass towards the paved street]. You know what, you are the very definition of an asshole. You are a complete fucking asshole.

Colbert: [As Giordano passes Colbert, who has remained on the porch the entire encounter]. All I asked you to do was simply not ride your bike on the grass. That's all I asked you to do.

End of encounter. Giordano walks his bike to pavement and rides away.

Additional documentation, from Mr. Colbert, pertaining to this subject is on file at:

File date: Jan 30, 2020

File Name: 2020-01-30 Letter to POA Pres from Colbert

File Location: C:\Users\POA\OneDrive\POA Documents\PDF library\Legal & Insurance\Beach access\Halstead

The Pine Orchard Association
180 Pine Orchard Road
Branford, CT 06405

August 25, 2008

Dear Pine Orchard Association Member:

As reported at the last couple of Annual Meetings and in newsletters to the membership, the Pine Orchard Association (POA) has undertaken a review of several access areas to Long Island Sound in Pine Orchard in order to determine whether POA members may utilize these areas for access to Long Island Sound as members of the POA.

POA has commissioned research and surveys of two (2) areas off Island View Avenue that are owned by the POA. One access area is located off Island View Avenue to the South between 9 Island View Avenue and 13 Island View Avenue and the other access area is off Island View Avenue to the South and is located between 37 Island View Avenue and 41 Island View Avenue. Members of the POA have the right to use these access areas in their capacity as members of the POA in order to access Long Island Sound.

The POA did commission and has received a report on the access areas at the end of Spring Rock Road and Halstead Lane. That research concluded that POA members do have the right to access the area at the end of Spring Rock Road to gain access to Long Island Sound but do not have that right and privilege with regard to the access area at the end of Halstead Land unless this right and privilege is contained within their deed of ownership.

No other access areas have been researched or commissioned for research by the POA. The POA makes no representation concerning the ownership and/or right and obligations of property owners in and to any other access areas located within the POA boundaries. As I have stated numerous times in the past, we should all respect the private property rights of our neighbors and fellow members of the Association.

Any member of the POA who would like to review the research and surveys commissioned and received by the POA Board for Halstead Lane and Spring Rock Road may call the POA office and set up a date and time to do so. (488-5180)

Enjoy the rest of the Summer!!

John E. Donegan
President

Please turn this letter over. There is important information on the reverse.

For your convenience, the following is a list of Pine Orchard Association Board members and their portfolios. Please KEEP it, and the letter from the President on the reverse, until July, 2009

Executive Committee 2008-2009 (elected for 3-year terms)

President, John Donegan
Treasurer, Stacy Ruwe

Vice-President, Jennifer Aniskovich
Clerk, Margaret Crowley

| <u>EXECUTIVE BOARD</u> | <u>COMMITTEE CHAIRMANSHIP</u> | <u>TERM</u> | <u>TELEPHONE</u> |
|------------------------|-------------------------------|-------------|------------------|
| Jennifer Aniskovich | By-Laws/Security | 2009 | 483-9280 |
| Vining Bigelow | Waterfront/Assoc. Property | 2010 | 482-0605 |
| Kenneth Graham | Member-at-Large | 2009 | 481-7489 |
| M. Joseph Canavan | Zoning | 2011 | 483-1917 |
| John Donegan | President | 2011 | 488-3631 |
| Eric Hanson | Litter Control/Dog Warden | 2011 | 488-1025 |
| James Kaiser | Roads/Public Works/Fire | 2009 | 481-3876 |
| Elaine Littlehales | Tax Collector | 2010 | 488-7910 |
| Stacy Ruwe | Treasurer | 2009 | 488-1411 |
| Margaret Crowley | Clerk | 2011 | 481-3338 |
| Joseph Sepot | Member-at-Large | 2010 | 483-5595 |
| Charles Shelton, Jr. | Planning/Health | 2010 | 488-7593 |

2008-2009 ZONING BOARD OF APPEALS (appointed in December for 5-year terms)

| | <u>TERM</u> | <u>TELEPHONE</u> |
|-----------------------------|-------------|------------------|
| Arthur Knowlton, Chairman | 2009 | 481-9987 |
| Sigvard Hallgren | 2010 | 483-9064 |
| Kathleen Greenalch | 2012 | 488-5276 |
| Jeanne Hughes | 2011 | 481-7404 |
| Jeremy Zimmerman, Secretary | 2008 | 481-8561 |

Alternates: Marshal Gibson, John Dendas

BREAKWATER

Mooring Master, Vining Bigelow 483-0605

PINE ORCHARD ASSOCIATION OFFICE

180 Pine Orchard Road, 488-5180
Elaine Littlehales, Officer Manager

SECURITY CAR

Cell phone – 203-687-0165

Pine Orchard Association Treasurer's Budget Report
as of 3/1/2020

| | Approved Budget 1-Jul-19 | Budget Activity Year to Date | Budget Remaining Year to Date | % of Budget Rec/Dsbrmnts Year to Date |
|----------------------------|--------------------------------|------------------------------------|-------------------------------------|---|
| RECEIPTS | | | | |
| Tax Collections | \$ 54,000 | \$ 54,137 | \$ (137) | 100% |
| Rent | \$ 3,900 | \$ 4,000 | \$ (100) | 103% |
| Building & Permit Fees | \$ 5,000 | \$ 3,100 | \$ 1,900 | 62% |
| Other (Interest, Moorings) | \$ 1,000 | \$ 2 | \$ 998 | 0% |
| Use of Capital Savings | \$ - | \$ - | \$ - | |
| Total | \$ 63,900 | \$ 61,239 | \$ 2,661 | 96% |
| DISBURSEMENTS | | | | |
| Security | \$ - | | \$ - | |
| Shorefront Maintenance | \$ 5,700 | \$ 9,200 | \$ (3,500) | 161% |
| Building Maint/Utilities | \$ 9,000 | \$ 7,176 | \$ 1,824 | 80% |
| Property Improvements | \$ - | | \$ - | |
| Office/General | \$ 14,000 | \$ 11,158 | \$ 2,842 | 80% |
| Insurance | \$ 9,000 | \$ 3,510 | \$ 5,490 | 39% |
| Legal | \$ 10,000 | \$ 3,261 | \$ 6,739 | 33% |
| Zoning | \$ 5,000 | \$ 3,339 | \$ 1,662 | 67% |
| PO Museum & Web | \$ 500 | \$ 27 | \$ 473 | 5% |
| Acctg Annual Review | \$ 2,300 | \$ 2,360 | \$ (60) | 103% |
| Beautification Committee | \$ 5,000 | \$ 2,295 | \$ 2,705 | 46% |
| Community Activities | \$ 2,500 | \$ 2,703 | \$ (203) | 108% |
| Total | \$ 63,000 | \$ 45,029 | | 71% |
| NET INCOME (LOSS) | \$ 900 | \$ 16,210 | | |

| Account Balance as of 3/1/2020 | |
|--------------------------------|-----------------------------------|
| BOA checking | \$57,716.52 |
| Less outstanding checks | \$1,450 |
| BOA net balance | \$56,266.52 |
| BOA Savings | \$52,336.16 Opened 12-2012 |
| BOA 13-mo. CD | \$50,000.00 Opened 2/11/20 |
| Total "cash" available | \$158,603 |

<michael.cronin123@gmail.com>, "kathleenmaryhiggins@gmail.com"
<kathleenmaryhiggins@gmail.com>, "alina.colossale@yale.edu"
<alina.colossale@yale.edu>, "slfarber@gmail.com" <slfarber@gmail.com>,
"maria.rivera1335@gmail.com" <maria.rivera1335@gmail.com>,
"jeanettemobeck@yahoo.com" <jeanettemobeck@yahoo.com>
Cc: Karen C Wies <kcwies@gmail.com>
Subject: RE: Crescent Bluff

Dear Mr. Brockett,

In regards to the land dispute on Crescent Bluff, Pine Orchard, I had sent the following message on June 11, 2019 to the Town of Branford: " As a life long resident of Branford I strongly urge the Town of to make Crescent Bluff a public town street."

I hereby want to further clarify, that while I support the Town making this a public street, I do not support the Town extending the street beyond its currently paved southern terminus. I urge that the Town only establish a 5' wide sidewalk connecting the present end of the street to the seawall; the sidewalk should be located on the property line, or theoretical/contested property line between the two adjoining land owners, i.e., the side walk should equally encroach equally on each owner. I believe this would be consistent with the beach access sidewalks elsewhere which provide access to Pine Orchard's "Front Beach". Taking of land beyond this proposed sidewalk would be an unnecessary hardship for the adjoining owners.

Sincerely,

Richard N. Wies

33 Thimble Farms Rd., Branford, CT 06405

Richard N. Wies, AIA

principal

Gregg Wies & Gardner Architects LLC

151 east street new haven, ct 06511

t 203.468.1967 x 200 f 203.468.8662 c 203.640.3113

rwies@gwgarchitects.com

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From: thomas brockett <thomasbrockett0147@att.net>

Sent: Saturday, July 6, 2019 12:33 PM

To: teresa@storer.com; b.coffey@snet.net; attorneypatkaplan@gmail.com;
ehales7967@att.net; karen.gaudio@gmail.com; lcappetta@corporateimageintl.com;
ralphdevito@gmail.com; Rick Wies <rwies@gwgarchitects.com>; nwi@fimor.fr;
graeme.mason@yale.edu; jrd1114@gmail.com; jkaiser@kaiserwhitney.com;
mbar1dc@aol.com; dpcolley@hotmail.com; prhugret@gmail.com;
pdoyle@elmgroupp.com; peter.robinson2@comcast.net; rsavin@comcast.net;

erose@emrose.net; debtrofatter@gmail.com; pmherbert1@att.net;
marilyncataldo@comcast.net; harrisonscottlevy@gmail.com;
Mary.Beth.Barnum@Anthem.com; lindagiordano427@gmail.com;
fsmcir@sbcglobal.net; jonschlesigner@gmail.com; annverderame@yahoo.com;
smhayes27@gmail.com; devitomarcus@gmail.com; pspaquin@yahoo.com;
jacqcoffey@gmail.com; andy.crotty@aol.com; allanjdef@gmail.co;
remyzimmerman7@gmail.com; tredn4@gmail.com; ld326@comcast.com;
squidmama22@gmail.com; penelope.schlesinger@yale.edu;
Lisa.Delfini@marcumllp.com; willsinger@outlook.com; michael.cronin123@gmail.com;
kathleenmaryhiggins@gmail.com; alina.colossale@yale.edu; slfarber@gmail.com;
maria.rivera1335@gmail.com; jeanettemobeck@yahoo.com

Subject: Crescent Bluff

Dear Constituent:

Thank you for your letter (e-mail) supporting the Town's consideration of taking Crescent Bluff by eminent domain and making it a public road. As one of the three District 7 RTM representatives on the RTM, your input is very important to me. In my position as Clerk of the RTM, I received some fifty (50) notes or letters regarding Crescent Bluff. Only three objected to the proposed eminent domain taking. The overwhelming majority supported the Town's position. I also support the Town's position and, if necessary, will vote in favor of making Crescent Bluff a public road.

At the June 12, 2019 meeting, the RTM referred this issue to the Administrative Services Committee which is the standard procedure. The Administrative Services Committee scheduled a meeting for Tuesday, July 9, 2019. Following the RTM meeting, the First Selectman met with Mr. and Mrs. Saggese in an attempt to resolve the matter and they have agreed to continue to negotiation in an attempt to resolve the matter. **As a result of these negotiations, the "taking of Crescent Bluff by eminent domain" has been removed from the agenda for the upcoming Administrative Services meeting scheduled for July 9, 2019.**

As I am sure you are all aware, this is a long standing and complex dispute. At the present time the Town is attempting to reach a resolution. I will keep you informed if a resolution is reached. We are in the process of preparing our thoughts in the event negotiations are not successful. In the interim, your input is essential. Feel free to share your thoughts with me. Thank you again for your input.

Best wishes,
Tom Brockett
7th District RTM & RTM Clerk

From: [Jacqueline Coffey](#)
To: [Thomas Brockett](#)
Cc: [First Selectman James B. Cosgrove](#); [Robin Sandler](#); [Peter Robinson](#); [Peter Berdon](#)
Subject: Crescent Bluff February 2020
Date: Tuesday, February 18, 2020 1:31:35 PM

Dear Mr. Brockett,

Must respectfully counter the attached correspondence regarding Crescent Bluff, specifically the contention that *"the Town only establish a 5' wide sidewalk ... consistent with the beach access sidewalks elsewhere ..."*

Given a cursory scan of Pine Orchard's shoreline (see [Town of Branford Parcel Map](#) link below), please note the 15' wide Juniper Point easement directly east of Mr. Wies' Thimble Farms Road properties. Proceeding west, beach access includes POYCC's .6+ acre #75 Island View property including the breadth of Brown Point's Pine Orchard Association walkway. Continuing along Island View, a 25' wide easement at the base of Waterside and 20' at Chapel. The entire width of Halstead, Crescent Bluff and Spring Rock are depicted as well. Selden Avenue's right of way begins at a width of 16'+. Not shown are the numerous deeded easements that have historically existed between waterfront homes. Limiting access to a 5' wide right of way would clearly not conform.

Once again encourage local decision makers to seek equitable resolution for the greater common good before finalizing Crescent Bluff eminent domain proceedings. Additionally, instate measures to insure such a scenario never repeat. Earnestly believe failure to do so will give license to similar "land grabs" elsewhere along Branford's waterfront, encroaching on yet another shoreline access point. Allegiance must lie with the overriding interest of our community at large and not the legal maneuvering of a few self-interested parties. Of the 50+ contributors at the recent 5-day hearing, all but 4 overwhelmingly advocated taking the entire width of Crescent Bluff as it extends to the Sound, restoring a well over century old right of way.

With the genuine hope of preserving the character of our small Pine Orchard borough's beachfront community.

Sincerely,
Jacqueline Coffey
#46 Island View Avenue
Branford, Connecticut

[Town of Branford GIS - ArcGis Server Parcel Application](#)

Rick Wies <rwies@gwgarchitects.com>

To: Thomas Brockett and 46 more ...

Cc: Karen C Wies

Feb 14 at 11:21 AM

Dear Mr. Brockett,

In regards to the land dispute on Crescent Bluff, Pine Orchard, I had sent the following message on June 11, 2019 to the Town of Branford: "As a life long resident of Branford I strongly urge the Town of to make Crescent Bluff a public town street."

I hereby want to further clarify, that while I support the Town making this a public street, I do not support the Town extending the street beyond its currently paved southern terminus. I urge that the Town only establish a 5' wide sidewalk connecting the present end of the street to the seawall; the sidewalk should be located on the property line, or theoretical/contested property line between the two adjoining land owners, i.e., the side walk should equally encroach equally on each owner. I believe this would be consistent with the beach access sidewalks elsewhere which provide access to Pine Orchard's "Front Beach". Taking of land beyond this proposed sidewalk would be an unnecessary hardship for the adjoining owners.

Sincerely,

Richard N. Wies

33 Thimble Farms Rd., Branford, CT 06405

Richard N. Wies, AIA

Gregg Wies & Gardner Architects LLC

151 east street new haven, ct 06511

t 203. 468.1967 x 200 f 203. 468. 8662 c 203.640.3113

From: [Harry Sessa](#)
To: [Sandler Robin](#); [Robinson Peter](#)
Subject: Crescent bluff road
Date: Saturday, February 29, 2020 2:18:27 PM
Attachments: [IMG_8663.JPG](#)
[Untitled attachment 00054.txt](#)
[IMG_8665.JPG](#)
[Untitled attachment 00057.txt](#)
[IMG_4745.JPG](#)
[Untitled attachment 00060.txt](#)
[IMG_4749.JPG](#)
[Untitled attachment 00063.txt](#)
[IMG_4751.JPG](#)
[Untitled attachment 00066.txt](#)
[IMG_4752.JPG](#)
[Untitled attachment 00069.txt](#)
[IMG_4754.JPG](#)
[Untitled attachment 00072.txt](#)
[IMG_4755.JPG](#)
[Untitled attachment 00075.txt](#)
[IMG_4756.JPG](#)
[Untitled attachment 00078.txt](#)
[IMG_4757.JPG](#)
[Untitled attachment 00081.txt](#)
[IMG_4763.JPG](#)
[Untitled attachment 00084.txt](#)
[IMG_4765.JPG](#)
[Untitled attachment 00087.txt](#)
[IMG_4766.JPG](#)
[Untitled attachment 00090.txt](#)
[IMG_4775.JPG](#)
[Untitled attachment 00093.txt](#)
[IMG_4776.JPG](#)
[Untitled attachment 00096.txt](#)
[IMG_4777.JPG](#)
[Untitled attachment 00099.txt](#)
[IMG_4779.JPG](#)
[Untitled attachment 00102.txt](#)

We are submitting these photos as part of a formal request to include PAVING Crescent Bluff as part of the pending settlement. Those of us who have suffered for as many as 15 years and paid tens of thousands of dollars in litigation deserve a fresh pavement job as part of the improvement and settlement. The road repair is decades beyond it's due date. The curbs are a mess as are the sewersKindly submit our request & photos to the appropriate committees.

Thank you so much. Harry and Sherry Sessa 38 Crescent Bluff Avenue

Office Manager Report for March 2020

1) Zoning

- a. Going forward, the OM is now the acting support secretary for ZBA issues.
- b. Zoning Ordinance complaint form posted to POA website.

2) POA Building

- a. The new POA Mailbox is ordered and will be installed after the first thaw.
 - i. Weather tight
 - ii. Lockbox
 - iii. Supports outgoing mail
 - iv. Supports large items
 - v. Looks professional
- b. Old mailbox will be removed and sent to town dump.
- c. Vendor for Snow removal was – **Perfect Turf** (current lawn service vendor)
 - i. No charges this year for snow removal, savings pays for mailbox.
- d. Need to revisit getting the asphalt repaired and new lines painted
 - i. Low bid - \$2,200 (driveway Dr.).

3) POA Credit Card

- a. Credit card received but limited to \$300. First purchase was for the mailbox which was \$600. Work around - did the purchase over three different days. It might be for useful to increase the limit to \$1,000.
- b. Moved Constant Contact and MS365 cloud to POA

4) Office procedures

- a. All documents as they come into the POA office are scanned and stored both locally and in the MS365 cloud account. Going forward, an indexed hard copy of all POA minutes and referenced documents are placed in a binder in the POA office. This has not been done since September of 2014. I'm now restoring the missing documents and have updated the procedures manual.

5) Fall concert series

- a. Chapel will not be available by September, need to find a different venue. Looking into an outdoor concert or the barn at the end or Anchorage.
- b. Survey - of the 424-emails sent 204 were opened (48%) but only 47 residences (23%) took the survey which is about the average attendance level.
 - i. 31 have and would attend
 - ii. 15 have not attended but would consider attending
 - iii. 1 would not attend
 - iv. WHEN? – Sunday or Thursday in the early evening (after 5PM)
 - v. WHAT?
 - 1. Yale Whiffenpoofs
 - 2. Broadway music review
 - 3. Classical Music
 - 4. Folk
 - vi. Received the following comments

| | |
|--|-----------|
| Could we try to arrange food trucks on the street side of the chapel? Make it more of an event? | Anonymous |
| If warm enough, have on the lawn. Have it later in the day, end of the day. Either right before or after the dinner hour. It would be so nice to be able to enjoy a glass of wine during a concert, but do not know if that is allowed. | Anonymous |
| They were great last year | Anonymous |
| What about wine and cheese beforehand? | Anonymous |
| No suggestions. I can only say that I have enjoyed the 3-4 performances that I have gone to. and would attend again if it fits my schedule this coming September or whenever they happen. V. Bigelow | Anonymous |
| They should end well before sunset for the safety of pedestrians exiting the events. | Anonymous |
| Are there locals (from Pine Orchard area) with real talent? They could be fun to see. | Anonymous |
| food options | Anonymous |
| Traditional Irish music, steel drum music | |
| | |