



PINE ORCHARD ASSOCIATION  
Branford, Connecticut

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**PINE ORCHARD ASSOCIATION EXECUTIVE BOARD  
MEETING NOTICE AND AGENDA  
MONDAY, October 25, 2021 @ 7:00 PM  
Location: Zoom**

At the call of the president, there will be a meeting of the Executive Board of the POA via Zoom video conferencing application. Monday's meeting during Executive Session does not allow for public participation.

1. **Call to order**
2. [Executive Session]: To receive, consider and discuss reports from the Association's Attorney, concerning litigation to which the association is a party, including but not limited to the matters:
  - a. Wheeler, et al vs. Beachcroft, et al
  - b. Beachcroft vs McBurney et al
  - c. Wheeler, et al vs Town of Branford, et al
  - d. Wihbey vs Pine Orchard Association, ZBA
3. To consider, and if appropriate, approve litigation positions and strategy, concerning litigation to which the association is a party as discussed in executive session.
4. **Adjournment:**

**Note:** Remaining 2021 Meeting Dates: November 1, 2021, Monday, January 3, 2022, Monday, March 7, 2022, Monday, May 2, 2022, POA Annual Meeting held on Monday July 11, 2022

Zoom Meeting ID: 858 4050 7607  
Passcode: 112800

Enter Zoom Meeting [HERE](#)

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Robert Dahill  
President, POA Executive Board

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## **Minutes of the Special Meeting of the Pine Orchard Executive Board (Meeting conducted via Zoom Application)**

October 25, 2021

Present: Bob Dahill, Linda Sachs, Peggy Haering, Seth Chaucer, Bruce Calderone, Len Farber, Bruce Calderone, Ray Seligson, Mark Law, David Silverstone, John Grathwol, Matt Barez, Peggy Taylor, Seth Herschman

The meeting was called to order at 7:00 p.m. by President Bob Dahill.

Bob Dahill explained that the purpose of the meeting was for the Board to discuss litigation strategy with respect to litigation in which the Pine Orchard Association is a party. He explained that the Board would need to go into executive session in order to review these matters with the POA's attorney, Peter Berdon and that the executive session was likely to last between 60 to 90 minutes. David Silverstone made a motion to go into executive session. The motion was seconded by Mark Law, and the Board voted to go into executive session at 7:05 p.m.

The Board came out of executive session at 8:59 p.m. Bob Dahill reported that no votes took place during the Executive Session. Peggy Haering moved to approve the litigation strategy as outlined during executive session. Linda Sachs seconded the motion, and the Board voted to approve the strategy.

Bob Dahill asked for a motion to adjourn the meeting.

Tracey Scheer of Spring Rock Road asked about public comment. Bob Dahill explained that there was no room on the agenda for public comment. Tracey Scheer asked why people were sitting around for two hours waiting to speak. David Scheer commented that the Board should not squelch public comment. Bob Dahill responded that there was not time or place in during this meeting for public comment and that there would be an opportunity during the November 1<sup>st</sup> meeting. Several people (Niall Fergusson, David Scheer, and Tracey Scheer) objected to having the meeting adjourned without public comment.

Bruce Calderone (seconded by Peggy Haering) moved to adjourn the meeting. The motion carried, and the meeting was adjourned at 9:05 p.m.

Respectfully submitted

Peggy Haering, Clerk

Regular Meeting Dates: Monday, January 03, 2022, Monday, March 07, 2022, & Monday, May 02, 2022, all @ 7:00PM either on Zoom™ or at the Pine Orchard office, lower level, 180 Pine Orchard Rd, Pine Orchard