



PINE ORCHARD ASSOCIATION
Branford, Connecticut

PINE ORCHARD ASSOCIATION
ANNUAL MEETING NOTICE
AND AGENDA
MONDAY, July 11, 2022 @ 7:00 PM

At the call of the President, The Pine Orchard Executive Board will hold its' annual meeting at the POYCC on Monday July 11th 2022 - all are welcomed.

1. **Call to order**
2. **Approval of Minutes from previous annual meeting**
3. **President's Report.**
4. **Treasurers' Report**
5. **Committee Reports**
6. **Nominating Committee**
7. **Election of New Executive Board Members**
8. **Public Comments**
9. **Adjournment.**

Public Comment Rules:

1. Individual public comments are limited to 3 minutes.
2. Individuals shall identify themselves by name and address.
3. The public portion of the meeting shall be limited to 15 minutes in total.
4. Proper and respectful conduct is expected from any speaker during the public comment section of the meeting. Those not adhering to such guidelines will be given a warning, and absent restoration of orderly questions and/or comments the speaker's privilege to participate in the public comment via this meeting site will be terminated.

NOTE: Remote Option currently expires 4/30/2022, PA 21-2, Section 149
(May be extended by CT legislature soon.)

2022/2023 POA meeting Schedule (Zoom)

Monday September 5th 2022

Monday November 7th 2022

Monday January 2nd 2023

Monday March 6th 2023

Monday May 1st 2023

Mark Law
President, POA

**PINE ORCHARD ASSOCIATION
MINUTES OF ANNUAL MEETING
MONDAY, July 11, 2022**

At the call of the President, The Pine Orchard Executive Board convened the annual meeting at the Pine Orchard Yacht and Country Club.

Agenda Item 1. Call to order. The meeting was called to order by Mark Law at 7:03 p.m.

Board members present: Mark Law, Peggy Taylor, Matt Barez, Linda Sachs, Peggy Haering, Bruce Calderone, John Grathwol, David Silverstone, David Scheer, Vin Giordano, Seth Herschman

Absent: Len Farber

Agenda Item 2. Approval of Minutes. Upon motion and second the minutes from the Annual Meeting on July 12, 2021, were approved.

Agenda Item 3. President's Report. Mark Law reported that the Association was financially sound. We kept the mil rate the same for this year and collected all taxes due. The irrigation has now been installed in the Triangle and we are waiting for planting of additional bushes. The Association's appeal of the Superior Court decision on our short term rental ordinance has been fully briefed and is awaiting argument. The Crescent Bluff litigation is approaching the July 15, 2022, deadline for resolution of the settlement reached by the parties. Mark indicated that waterfront repairs are being addressed.

Agenda Item 4. Treasurers' Report. Linda Sachs reported that the Association took in \$88,676 in income last year and expended \$69,606, leaving us with a balance of \$19,069 to the positive. The Association's cash on hand is \$44,209, with savings of \$128,089, for a total of 172,379.

Agenda Item 5. Committee Reports. Waterfront: David Silverstone reported that Vin Giordano did an incredible job in monitoring the status of access repairs. Last year we had to do emergency repairs and the seawall on Brown's point is in danger of collapse. The steps leading down from the Selden Avenue beach access were also in need of repair. The steps on the Island View Avenue access point at the end of Waterside Drive were destroyed in a storm and need to be replaced. A question was raised about responsibility for repairs on Selden Ave. David said that the Town owns the right-of-way but that ownership of the stairs was unclear. For the coming year we expect major repairs to be required on Island View Avenue to Brown's Point. The Club is now repairing the breakwater, but the seawall and steps leading to Long Island Sound need repair. David predicted that this will be a large job and needs to be done properly. The plan is to put out an RFP to get an engineering report and then to solicit bids for the construction. Ed Crowley of 10 Island View Avenue asked about the location of surveyor's stakes for the beach access point on the end of Chapel Avenue and encouraged the Board to look at all access points.

By-Laws, John Grathwol reported on the activities of the By-Laws committee and its investigation of whether or not to recommend that the board pursue a revision of the Association's Charter. The committee is reviewing the Charter with a view of identifying issues for consideration. The Committee has met with two attorneys from two law firms familiar with the process. David Scheer will take over as chair of that committee in the upcoming year.

Zoning. Matt Barez said that we have increased the charges for review of Building plans and filing of appeals with the Zoning Board of Appeals to \$275, each. The Association took in \$7450 in income last year from zoning/building permit applications, mostly from placement of generators and condensers. The State enacted legislation requiring municipalities to permit accessory apartments as of right unless the municipality elects to opt out. The Town of Branford has elected to opt out of this. The Board will be conducting public meetings concerning this issue. Public notices will be forthcoming.

Municipal Liaison. Bruce Calderone had no updates on municipal issues.

Agenda Item 6. Nominating Committee, Seth Herschman reported that the nominees for four open Board seats were Curtis O'Connor, Niall Ferguson, Vin Giordano and John Grathwol. He asked whether there were any nominations from the floor. Hearing none, the Board meeting took a brief recess for tallying of the ballots.

Agenda Item 7. Election of New Executive Board Members. Following the count of the votes, Mark Law announced that Curtis O'Connor, Niall Ferguson, Vin Giordano and John Grathwol were elected as Board members for the upcoming year. He also thanked Linda Sachs for her service on the Board.

Agenda Item 8. Public Comments. Jeanne Hughes of 39 Meadow Wood Road asked about proposed changes to the Charter. John Grathwol pointed out the Charter had some archaic provisions, such as the right to regulate the keeping of swine or authority to hire our own police office. He said that the committee is raising issues to be considered should Charter revision proceed. He said there was no change to zoning. David Scheer pointed out any Charter review would be interactive and require involvement primarily from the community. Michael Cronin of 10 Crescent Bluff Avenue expressed his appreciation for the Association's support during the years of litigation and helping to bring it to a close

9. Adjournment. Upon motion and second, the Board voted to adjourn the meeting at 7:35 p.m.

Respectfully submitted,

Margaret Haering, Clerk

2022/2023 Meeting Schedule

Monday, September 5, 2022

Monday, November 7, 2022

Monday, January 2, 2023

Monday, March 6, 2023

Monday, May 1, 2023

Request for Design Proposals

July 12, 2022

From: Pine Orchard Association
180 Pine Orchard Road
Branford, Ct 06405

To: RACE Costal Engineering
611 Access Road, Stratford CT 06615

Fedus Engineering
70 Essex Street 2c Mystic CT 06355

GNCB Engineering
1358 Boston Post Road Old Saybrook, CT 06475

K-2 Infrastructure
60 Newell Lane Glastonbury, CT 06033

Pinder Construction
27 Old Post Road Clinton CT 06413

Proposers,

The Pine Orchard Association owns approximately 300 lineal feet of wall, walkway, and stairs, beginning at the end of Island View and ending at the Pine Orchard harbor breakwater. The wall, walkway, and stairs are in varying degrees of disrepair (photos attached). It is our intention to retain a consultant to assess the condition and specify the repairs. On Wednesday July 20th at 10:30 we will meet at the Pine Orchard Yacht and Country Club in the parking lot west of the tennis courts and walk to the site from there. By return email to Vincent Giordano vsg@giordano.build and David Silverstone david13@snet.net, please indicate your interest and plan to attend the design pre-bid on the 20th.

The schedule for the project is as follows:

- July 12th Notice to Proposers
- July 20th at 10:30 AM Design pre-bid Walkthrough
- July 22nd by COB Design proposals Due
- July 27th Award
- August 12th Documents Due
- August 15th Out for Bid
- Aug 18th at 10:30 AM Contractor pre-bid Walkthrough
- August 26th Bids Due
- August 31st Awards
- Sept 5th to Oct 28th Construction Period

Sincerely,

David Silverstone
Vincent S. Giordano Jr.

Co-chairmen
Pine Orchard Association
Waterfront Committee