

**,MINUTES OF PINE ORCHARD ASSOCIATION
ANNUAL MEETING
MONDAY July 10, 2023, at 7:00 p.m.
Pine Orchard Chapel**

The meeting was called to order at 7:05 p.m. There was a quorum of Association members present.

Roll call of Board members present: Vin Giordano, Mark Law, John Grathwol, Peggy Haering, Seth Hershman, David Scheer, Matt Barez, Curtis O'Connor, Peg Taylor, Niall Ferguson, David Silverstone, Bruce Calderone

Approval of Minutes: Upon motion and second, the minutes from last year's Annual Meeting on July 11, 2022, were approved.

Election of Board : President Vin Giordano welcomed the Association and thanked the Pine Orchard Chapel for allowing us to use the Chapel for the annual meeting. Vin explained that the purpose of the annual meeting is primarily to elect new members to the Board of Directors and said that we had 4 slots to fill. Those leaving the Board are Peg Taylor, Bruce Calderone and Mark Law. Vin thanked them for their service and expressed gratitude to Mark Law (current Vice President) for his assistance.

Nominating Committee. Seth Hershman as chair of the Nominating Committee reported that there were three open positions created by Board members stepping down. The candidates for those positions are Karen Jubanyik, Andrew Ruff, and Thomas Roche. Karen Jubanyik and Andrew Ruff live in the northern part of Pine Orchard (also known as District 5). Thomas Roche is in District 4. David Scheer is currently on the board, having just completed a partial term and is now running for a first full term.

Vin asked whether any Association members wanted to run for a Board seat. Hearing none, upon motion and second the nominations for Board positions were closed. Ballots were then distributed, and results were tallied by the Office Manager, Peter Robinson, and Clerk, Peggy Haering. All nominees were elected for a three-year term.

Treasurer's Report: John Grathwol discussed the Association's finances. He estimated that tax revenues for the upcoming year would be \$97,509, based on a mill rate of 5 for FY 2024. Tax bills for the current year have already been issued. John shared the FY 2023 budget and Year to Date Expenditures for FY 2023. We ended the year with a surplus of \$9675. The largest expenditures in the prior year were for legal fees and shoreline maintenance. As of 6/30/2023 the Association had \$113,488 total cash on hand, with \$67,825 in savings.

John presented the FY 2024 Proposed Budget, showing total estimated expenditures in the amount of \$128,050.

Zoning Committee: Matt Barez summarized the zoning activity for the prior year. The annual revenue resulting from zoning was \$7,850 with expenditures totaling \$4,960. The Association

opted out of the affordable housing provisions in Public Act 21-29, as did the Town of Branford. There is one pending application for a subdivision on Totoket Road.

Matt noted that the 5-year terms for some current members of the Zoning Board of Appeals have expired and that the Board needs to reappoint some members and fill open positions. He proposed that this be handled at the September 4, 2023 meeting. He also asked that any Association members who wanted to join the ZBA should let him know of their interest in serving.

Bylaws Committee: David Scheer detailed the by-laws committee's consideration of whether to recommend that the Board consider Charter revision. After completing its one and one-half year review, the committee determined not to recommend a Charter revision. The committee's report is available for Association members to review. During its review the committee investigated questions about the Association's power to borrow funds and laid to rest concerns that doing so would place liens on individual property, because such loans would be secured by tax revenues. The Committee also determined that certain ambiguous statements in the Charter on voting rights for Association members in the untaxed part of Pine Orchard did not apply to Board members representing that district. Although the Charter contains some archaic provisions, the Committee found no need to change them at this time; David observed that even associations that had updated their charters, such as Stony Creek, did not remove archaic provisions. The committee intends to make recommendations for revisions to the by-laws.

Waterfront Committee: David Silverstone said that it had been a busy year. The Association replaced the stairs at the Island View access point at Waterside Avenue and then had to repair them again. The seawall at the end of Island View Avenue started failing, and the Association paid for encapsulating that portion of the seawall, replaced the stairs leading to the beach and has contracted for replacing the railings. The Association added stairs from the new portion of the seawall to the beach and the rocks, which will make it easier for members to access those areas. On Crescent Bluff Avenue, the Association is in the process of applying to repair stairs leading to the beach between the McBurney and Saggese properties.

Beautification Committee. The Association completed its improvements at Triangle Park and the Town of Branford has assumed the maintenance of that area. Peg Taylor and Curtis O'Connor have been monitoring the area.

Old Business. Vin Giordano thanked the office manager, Peter Robinson, for his ongoing work on behalf of the Association, and noted that we have email addresses for 75% of the Pine Orchard Association's members. With respect to litigation, Vin said that the Association had worked diligently to resolve the situation on Crescent Bluff Avenue, but he added that we are not quite done yet. The Association was deeded an 11-foot strip of land by Beachcroft and in the process of repairing stairs to the beach; however, there is an appeal involving the McBurneys' adverse possession and other claims. The Association also has a appeal before the CT Supreme Court involving enforcement of our short-term rental ordinance against a homeowner who claims to have a prior non-conforming use.

Public Comment. Ashley Davis of 10 Selden Avenue asked whether the Association had any resources to offer one of her neighbors whose property had become overgrown and might need help with yard maintenance. Curtis O'Connor offered to reach out to the affected homeowner.

Adjournment. There being no further public comment, upon motion and second, the Board voted to adjourn the meeting at 8:01 p.m.

Respectfully submitted,

Margaret Haering, Clerk

Documents received:

Report of By-Laws Committee on Charter Revision

Zoning Committee update and ZBA status report

Treasurer's Reports

Office Manager's Report

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