



PINE ORCHARD ASSOCIATION
Branford, Connecticut

**ANNUAL MEETING NOTICE
AND AGENDA
MONDAY, July 8, 2024 @ 7:00 PM**

At the call of the President, The Pine Orchard Executive Board will hold its' annual meeting at the *Union Chapel* on Monday July 8th 2024 at 7PM. There *will not* be a Zoom broadcast of the meeting. 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**

Below are buttons to download/view the CV's for the proposed three new members of the POA Executive Board. Ballots will be available to all to vote for these three candidate or for a write in candidate of your choosing.

Frank Telo

Kerri Beckert

George O'Dowd

7. **Election of New Executive Board Members**
8. **Public Comments**
9. **Adjournment.**

Public Comment Rules:

- Individual public comments are limited to 3 minutes.
- Individuals shall identify themselves by name and address.
- The public portion of the meeting shall be limited to 15 minutes in total.
- 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 verbal warning. If they persist, they will be asked to leave.

2024/2025 POA meeting Schedule held at the POA office and on Zoom

- Monday September 2nd 2024
 - Monday November 4th 2024
 - Monday January 6th 2025
 - Monday March 3rd 2025
 - Monday May 5th 2025
-

Vincent Giordano Jr.
President, POA Executive Board

Pine Orchard Association | 180 Pine Orchard Road | Branford, CT 06405 US

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PINE ORCHARD ASSOCIATION
ANNUAL MEETING
Monday, July 8, 2024, at 7:00 p.m.
Pine Orchard Union Chapel, 25 Chapel Drive

Agenda Item 1: Call to order. The annual meeting of the Pine Orchard Association was called to order at 7:05 p.m. by President, Vin Giordano. There was a quorum of Association members present. The following executive board members were present: Vincent Giordano, John Grathwol, Matt Barez, Tom Roche, Peggy Haering, David Silverstone, David Scheer, Seth Hershman, Niall Ferguson, Karen Jubanyik, and Andy Ruff.

Agenda Item 2: Approval of Minutes. Upon motion and second, the board unanimously approved the minutes from the Association's last Annual Meeting, held July 10, 2023.

Agenda Item 3: President's Report. Vin Giordano reviewed the status of various pieces of litigation in which the Association was engaged. The litigation involving beach access on Crescent Bluff Avenue has now been concluded. The Association is still awaiting a decision from the Connecticut Supreme Court on the validity of a homeowner's claim that his use of property as a short-term rental property is a valid non-conforming use predating the Association's 2018 zoning ordinance regarding short-term rentals. Vin said that his goal was to restore peace and harmony to the neighborhood. The Association will revive its landscape initiatives throughout the area. The state has announced a plan for improvement of State Route 146, which runs through Pine Orchard. We have participated in State and Town meetings regarding that project. The Association is continuing to monitor short term rental activity and is in the process of issuing a citation to the owner of one property. The Board's zoning committee has issued a guide to compliance with the Pine Orchard zoning ordinance. Vin said that he would like to continue on as President of the board for the upcoming year but planned to step down after that.

Agenda Item 4: Treasurer's Report—John Grathwol said that approximately one-third of the taxes for the 2024-25 year have already been paid. John reviewed certain items that varied from the past year's budget. A planned transfer from the Association's savings did not occur in the prior year, but that a \$17,000 transfer from the savings account had been budgeted for the coming year. John noted that the headquarters maintenance budget was exceeded by \$6500, due to uninsured repair costs to restore damage caused by a raccoon that got into the building. The Association also incurred one-time costs for purchase of equipment to run meetings on Zoom. Legal expenses for last year were lower than estimated. The Association's revenues for 2023-24 were \$22,000 lower than anticipated because there was no need to make the contemplated transfer from savings due to lower than expected expenditures for legal fees and shorefront maintenance and a decline in revenue from zoning applications..

Agenda Item 5, Committee Reports:

Zoning - Matt Barez reported that revenues from zoning/building permits were lower than the preceding year's. His committee had issued a reminder to residents of the need to follow Pine Orchard's zoning process before applying to the Town of Branford for a building permit or before starting any construction.

Waterfront –David Silverstone reported that the repairs at the end of Island View Avenue are holding up. We do need to fix cracks on the seawall, but it should not be a massive reconstruction. The sidewalk to the Chapel Drive beach access point is crumbling and needs to be redone. The Association also needs to replace the stairs on Crescent Bluff Avenue. Access to the beach on Crescent Bluff is still hazardous, but we have been awaiting the conclusion of the McBurney litigation before proceeding with a permanent solution. The issue of enforcing restriction of beach access to Pine Orchard residents will be tricky. Karen Jubanyik said that the end of Island View Avenue has become known as a good fishing spot. Individuals using the rocks for fishing have left trash, cigarette butts and alcoholic beverage bottles behind. It was suggested that signage be improved at the access point and that Pine Orchard members may need to call the police if they suspect that unauthorized persons are using the access point. Vin Giordano commented that the platform and stairs at the Selden Avenue access point are also in need of repair but that we should hold off getting estimates until the fall. There is additional beach access at Juniper Point and adjacent to the Pine Orchard Club.

Bylaws: David Scheer said that his committee had completed an update of the Association’s bylaws in the past year. His committee determined not to pursue a charter revision.

Beautification Committee: David Scheer will head up this committee. There is an interest in improving the appearance of the grassy area at the end of Spring Rock Road, which is owned by the Town of Branford, Young’s Pond and the Triangle Park. A meeting will be scheduled with community members who offered to assist with this project.

Building Maintenance: Andy Ruff reported that a raccoon invaded the Association’s headquarters and caused a surprising amount of damage. We repaired the damage (some of which was covered by insurance) and replaced the flooring so that we could return to in-person meetings. The Board performed an analysis to determine whether it made sense to keep the building; following that process, the Board decided to retain the headquarters. Vin offered to make the building available for Pine Orchard members who needed a space for meetings.

Agenda Item 6: Nominating Committee: Seth Hershman reported that there are three open slots for new directors, and a fourth slot for Matt Barez, who finished his first term was running for re-election to the Board. Executive Board terms have ended for Peggy Haering and Seth Hershman. . In addition to Matt Barez, the nominees for the Board are George O-Dowd, 17 Island View Avenue: Frank Telo, 196 Totoket Road, and Kerri Costigan Beckert, 21 Selden Avenue. 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.

Agenda Item 7: Election of New Executive Board Members Ballots were distributed, and the results were tallied by the Office Manager and the Clerk of the Association. Peggy Haering announced that all four nominees were elected and that there had been no write-in candidates.

Agenda Item 8: Public Comments. There was discussion of a proposal to make the north end of Spring Rock Road one-way as it intersects with Elizabeth Street. Vin Giordano noted that any such project would like to be subject to both Town and State approvals. Vin wants to get a community plan set up to explore this issue.

Agenda Item 9--Adjournment. Upon motion and second the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Margaret Haering, Clerk



PINE ORCHARD ASSOCIATION
Branford, Connecticut

July 2, 2024

Subject: 2024 Annual Meeting

Dear Members of the Pine Orchard Association,

As we approach our Annual Meeting at 7PM on Monday July 8th at the Pine Orchard Union Chapel, on behalf of the Executive Board I would like to review some of the notable activities over the past year.

Neighborhood Safety continues to be a focus for the POA and the Branford Police. Please report all incidents to the office manager (om@poa-ct.org) as well as to the Branford Police. Car thefts continue in flurries but can be largely prevented by diligence to locking cars, securing keys and homes. The POA office Manager will remain diligent in reporting incidents and the use of the community notification system as appropriate. Please submit your email to om@poa-ct.org and inform new neighbors of the same if they do not receive POA communications.

Triangle Park and Spring Rock Road Park maintenance has been recently reviewed with the first selectman and the department of public works. Routine maintenance will continue but additional landscape features and lawn improvements will be the responsibility of the landscape and beautification committee to facilitate.

Beach Access Improvements: We have had rather modest demands on our waterfront this past year. Repairs will continue at the Island View Sea Wall and sidewalk repair at Chapel Drive Access. We completed a new stair access to Crescent Bluff beach.

Short Term Rentals: The Association continues to enforce the prohibition on "Short Term Rentals." The Zoning Regulations only permit rentals which exceed 30 days. Rentals of a lesser period are prohibited. Complaints should be made directly to the zoning enforcement officer. In one enforcement action a property owner challenged the enforcement action as to his property, asserting his prior rental of the property was "grandfathered." The POA ZBA denied his claims and the matter has worked its way through the courts. This spring the Connecticut Supreme Court heard arguments on the case and a decision is expected this summer.

Please note that the rules and ordinances committee of the RTM is now conducting

hearings on the possible adoption of a Short-Term Rental prohibition town-wide.

Zoning: The Pine Orchard Association has independent zoning regulations that must be adhered to with approval prior to permit issuance by the Town of Branford. All work to premises in the POA must meet POA zoning compliance requirements prior to the issuance of a town of Branford permit. .No work should commence without verification of zoning compliance and a subsequent issuance of the town of Branford building permit.

The Pine Orchard Association Executive Board [through its Charter, By-Laws, and Ordinances] seeks to 'provide for the *"...health, comfort, protection, and convenience of persons..."* who have chosen to make Pine Orchard their home. The board is made up entirely of your neighbors in the community. Please let us know if you have community concerns that you feel should be addressed by the Board.

Looking forward to continuing to serve (for one more year),



President
Pine Orchard Association Executive Board

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President's Report
2024 Annual Meeting
July 8, 2024

Gentlemen and Ladies,

This meeting marks 21/2 years of my service on the POA board and 2 years of president. Mark Law was president before me, and he and Robin Sandler encouraged me to consider the role of president.

Having been a 70-year resident of Pine Orchard, there was no doubt where my sentiments lie. With the turmoil that had been created by the ongoing 20-year legal dispute at Crescent Bluff, the waterfront issues pertaining to access and landscape viewing issues, and the lawsuit over the short-term rental ordinance, I questioned if a board that I would be part of could help.

In pursuing solutions, we kept the board engaged and updated on what was transpiring on Crescent Bluff as well as all issues confronting the Association. What has transpired in the past two years is a cooperative team effort on the issues before us that has enabled progress towards the board's stated goal of achieving "peace and harmony" among our association's residents.

So, what do we see before us:

- Our neighborhood is sporadically threatened by petty car break-ins and theft. Through the efforts of our community liaison officer, Seth Hershman, we met with the police chief and his assistants on several occasions on this issue. They respond to incidents and occasionally are able to apprehend the perpetrators but are limited in pursuing and detaining the suspects. With their guidance and the communications from our business manager, Peter Robinson, we all must be more proactive in securing our possessions.
- We are reviving our Landscape and Beautification initiatives in order to maintain and further develop our natural assets such as Triangle Park, Spring Rock Road "Park" and Youngs Park. We get much needed assistance for the town's public works at these locations.
You are likely aware that the State is embarking on the 13-mile Rt.146 Corridor Management Plan that includes the stretch of 146 through our association.

Their goal is to identify ways to preserve and enhance the assets in this corridor. As an association, we have submitted to the state and town our suggestions for preservation and improvements of the assets along the POA portion of the corridor.

Our town representative, Susan Dahill, as well as the committee are attending public sessions on this plan.

- In the earlier letter to the Association, I mentioned ongoing efforts to maintain beach access. This has been achieved on Crescent Bluff will continue to be one of the primary focuses of our board.
- Additionally, we updated the status of our continued focus on the disruptive nature of short-term rentals. This practice has been deterred since the 2018 ordinance preventing rentals for less than 30 days. This type of action is now before the RTM “Ways and Means” committee for consideration town wide.

We do have occasional misinterpretations of this ordinance and at any point in time our zoning enforcement officer may be dealing with this issue.

Lastly, on this issue, we are in the midst of deliberations by the State Supreme Court Justices who will rule on a challenge to the ordinance related to the “grandfather” claim of a resident who allegedly was short-term renting under the 1994 zoning ordinance and therefore should be able to continue to do so. This interpretation has been challenged by the POA and is now before the State Supreme Court for ruling.

- Our zoning committee had previously circulated a letter emphasizing the POA zoning authority with requirements to pursue property modifications. As stated, the zoning enforcement officer and the committee will assist with any questions pertaining to the regulations.

In closing, I have informed the board that, at the pleasure of the board, I will continue to serve this coming year. As always, I am grateful for the opportunity to serve this very special community and look forward to the continuation of the quest for “peace and harmony” among our citizens.

Vincent S. Giordano Jr.
President, Pine Orchard Association

POA Treasurer Report - FY 23/24
Approved Budget vs. YTD Expenditures
Annual Meeting - 7/08/24

Current 23/24 Approved Budget vs. Expenditure Activity YTD

	Approved 23/24 Budget June 2023	Budget Activity YTD	\$ Surplus/ Shortfall	Comments
RECEIPTS				
Tax Collections	\$ 97,509	\$ 96,860	\$ (649)	<< Only reflects 23/24 taxes*
Rent	\$ 5,200	\$ 4,600	\$ (600)	
Building & Permit Fees	\$ 8,800	\$ 4,675	\$ (4,125)	
Other (Int., Moorings)	\$ 55	\$ 25	\$ (30)	
Use of Capital Savings	\$ 16,486	\$ -	\$ (16,486)	<< 23/24 transfer postponed
Total	\$ 128,050	\$ 106,160	\$ 21,890	
DISBURSEMENTS				
Security	\$ -	\$ -	\$ -	
Shorefront Maintenance	\$ 51,750	\$ 42,408	\$ 9,342	<< Less than planned.
Building Maint/Utilities	\$ 9,000	\$ 15,450	\$ (6,450)	<< Raccoon damage over ins.
Property Improvements	\$ -	\$ -	\$ -	
Office/General	\$ 18,000	\$ 19,218	\$ (1,218)	
Insurance	\$ 7,800	\$ 7,862	\$ (62)	
Legal**	\$ 28,900	\$ 15,544	\$ 13,356	<< Less than planned.
Zoning	\$ 6,000	\$ 4,580	\$ 1,420	
PO Web	\$ -	\$ -	\$ -	
Acctg Annual Review	\$ 5,600	\$ 4,135	\$ 1,465	
Beautification Com.	\$ 1,000	\$ 327	\$ 673	
Sidewalks	\$ -	\$ -	\$ -	
Total	\$ 128,050	\$ 109,523	\$ 18,527	
NET INCOME (LOSS)	\$ -	\$ (3,363)	\$ 3,363	

Account Balances			
	Act. 6/30/23	Act. 6/30/24	Adjusted 6/30/24 *
BOA checking	\$45,662	\$52,517	\$41,757
BOA Savings	\$67,825	\$67,852	\$67,852
BOA total balance	\$113,488	\$120,369	\$109,609

* The June balance in checking was reduced for FY 24/25 taxes deposited before 7/01/24.
This early deposit of \$10,759.98 should be reflected in next year's budget analysis.

	FY 22/23	FY 23/24	FY 24/25	Comments
	Budget	Budget	Budget	
	4/10/2023	6/26/2023	5/13/2024	
	Mil rate 4	Mil rate 5	Mil rate 5	
RECEIPTS				
Tax Collections	\$ 77,348	\$ 97,509 *	\$ 96,878	<< Reflects Mil rate 5*
Rent	\$ 5,200	\$ 5,200	\$ 5,200	
Building & Permit Fees	\$ 8,800	\$ 8,800	\$ 5,700	
Other (Interest, Moorings)	\$ 55	\$ 55	\$ 55	
Use of Capital Savings	\$ 60,500	\$ 16,486	\$ 17,000	<< 24/25 transfer not yet made
Total	\$ 151,903	\$ 128,050	\$ 124,833	
DISBURSEMENTS				
Security	\$ -	\$ -	\$ -	
Shorefront Maintenance	\$ 60,000	\$ 51,750	\$ 60,000	<< June -'24 estimates.
Building Maint/Utilities	\$ 9,000	\$ 9,000	\$ 9,000	
Property Improvements	\$ -	\$ -	\$ -	
Office/General	\$ 18,000	\$ 18,000	\$ 18,000	
Insurance	\$ 7,800	\$ 7,800	\$ 7,800	
Legal**	\$ 50,500	\$ 28,900	\$ 17,750	<< June -'24 estimates.
Zoning	\$ 6,000	\$ 6,000	\$ 5,000	
PO Web	\$ -	\$ -	\$ -	
Acctg Annual Review	\$ 5,600	\$ 5,600	\$ 4,400	
Beautification Committee	\$ 1,000	\$ 1,000	\$ 3,500	<<< Lawn care, etc.:
Sidewalks	\$ -	\$ -	\$ -	Triangle Park, Cr . Bluff
Total	\$ 157,900	\$ 128,050	\$ 125,450	
NET INCOME (LOSS)	\$ (5,997)	\$ -	\$ (617)	

Account Balances			
	Act. 6/30/23	Act. 6/30/24	Adjusted 6/30/24 *
BOA checking	\$45,662	\$52,517	\$41,757
BOA Savings	\$67,825	\$67,852	\$67,852
BOA total balance	\$113,488	\$120,369	\$109,609

* The June balance in checking was reduced for FY 24/25 taxes deposited before 7/01/24.

Date	Check	Address	Generator	Addition	Pool	New Construction	Paito	Out Building	
7/5/2023	\$275.00	2 Pasadena		x					
7/5/2023	\$275.00	35 Griffing Pond				x			
8/4/2023	\$275.00	14 Griffing Pond					x		
8/22/2023	\$275.00	13 Crescent Bluff		x					
9/8/2023	\$275.00	55 Meadow Wood				x			
9/15/2023	\$275.00	54 Thimble Farm						x	
10/20/2023	\$275.00	35 Griffen Pond			x				
11/2/2023	\$275.00	17 Yowago	x						
11/24/2023	\$275.00	20 Ozone		x					
12/1/2023	\$275.00	21 Selden]	x						
12/7/2023	\$275.00	Tweed Road				x			
1/5/2024	\$275.00	14 Waterside		x					
1/12/2024	\$275.00	5 Crescent Bluff	x						
3/15/2024	\$275.00	218 Pine Orchard Rd		x					
3/29/2024	\$275.00	17 Selden				x			
4/5/2024	\$275.00	38 Blackstone	x						
6/7/2024	\$275.00	58 Spring Roack Road						x	
	\$4,675.00		17	4	5	2	3	1	2

Pine Orchard Zoning Summary – 7/8/24

Revenue/Expenditure Summary

<u>Zoning</u>		<u>19/20</u>	<u>20/21</u>	<u>21/22</u>	<u>22/23</u>	<u>23/24</u>	<u>24/25</u>
Revenue	Budget	\$5,000	\$4,000	\$10,000	\$8,800	\$8,800	\$5,700
Revenue	Actual	\$3,950	\$14,500	\$7,200	\$7,850	\$4,738	\$0
Expense	Budget	\$5,000	\$5,500	\$10,000	\$6,000	\$6,000	\$5,000
Expense	Actual	\$5,215	\$7,826	\$5,023	\$4,960	\$4,580	\$0

<u>Application Category:</u>	<u>21/22</u>	<u>22/23</u>	<u>23/24</u>	<u>24/25</u>
Additions	5	6	5	0
Garage	1	3	0	0
Generator	10	6	3	0
New Construction	1	1	3	0
Pool/HT/Deck	3	4	2	0
Shed/GH	3	0	2	0
Solar	4	6	1	0
Subdivision	0	0	1	0
Unknown	<u>4</u>	<u>3</u>	<u>0</u>	<u>0</u>
FY Totals	31	29	17	0



PINE ORCHARD ASSOCIATION
Branford, Connecticut

May 15, 2024

David Scheer
2 Spring Rock Road
Branford, CT 06405

Dear David,

I want to thank you on behalf of the Pine Orchard Association for your willingness to facilitate the newly formed POA Landscape and Beautification Committee. You will be working in conjunction with our Office Manager, Peter Robinson. You are encouraged to solicit local neighborhood assistance in the execution of the tasks. Additionally, there is about \$600 remaining in this year's budget and \$3,500 designated for next year to spend as necessary. Peter Robinson can purchase for the POA, and John Grathwol is available to write checks as necessary.

From a landscape and beautification perspective, the scope of the committee's work is to supplement the Town Public Works' current commitments to the Town owned grass areas within our Association. Additionally, the POA owned grass access to the beach off Crescent Bluff. We currently have a private contractor cutting the lawn there, however, the committee should treat and restore the lawn as appropriate. In all areas, our minimum scope should be lawn maintenance, weed control, and enhancements as well as minor landscape upgrades as appropriate.

This committee should also coordinate beach cleanup as appropriate. As example, it has been recently reported that several telephone poles, logs, and the like have washed up on the beach between Selden Avenue and Spring Rock Road.

Suggestions for other Committee Members:

POA Board: John Grathwol and Niall Ferguson

Local Residents at large:

Current expression of interest:

- Susan Dahill
- Karen Seligson

Prospective Board Members:

- George O-Dowd
- Kerri Beckert
- Frank Telo

Local Residents:

- David Levine
- Paul Gavejian
- Harrison Levy
- Howard Sachs

Thank you and please do not hesitate to be in touch with any special needs.

Vincent Giordano
POA President