



PINE ORCHARD ASSOCIATION
Branford, Connecticut

**NOTICE: PINE ORCHARD ASSOCIATION
EXECUTIVE BOARD MEETING
MONDAY September 8TH 2025 AT 7PM
AGENDA NOTED BELOW**

At the call of the President, The Pine Orchard Executive Board will hold its September 8th Executive Board Meeting at the POA offices at 180 Pine Orchards Road and via Zoom on Monday Sept. 8th, 2025, at 7PM. All are welcome to attend.

- 1) Call to order**
- 2) Approve minutes from July, 7th, 2025 Executive Board Meeting**
- 3) Officers and Committee Reports**
 - **By Laws**
 - **Treasurer**
 - **Tax Collection**
 - **Zoning**
 - **Nominating**
 - **Building**
 - **Waterfront**
 - **Office Manager**
 - **Other Issues**
- 4) Old Business – TBD**
- 5) New Business – TBD**
- 6) Public Comments**
- 7) Executive Session - (optional)** The Executive Board reserves the right to move to Executive Session related to any of the subjects brought before the Board
- 8) Public Comments**
- 9) Adjournment.**

Meeting ID: 810 5318 1622
Passcode: 139868

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Matt Barez
President, POA Executive Board

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Pine Orchard Board Association

September 8th, 2025

Call to Order

- The meeting was called to order at approximately 7:07 PM.
- Attendance confirmed via conference call and in person; quorum established by Clerk.

Approval of Previous Minutes

- Minutes from July 7th: approval was via email prior to this meeting.

Officers and Committee Reports

- **Board Positions & Responsibilities:** Discussed updates on board roles.
- **Nominating Committee:** Encouraged to solicit community involvement, especially women, for committee participation. Kerri Beckert will head the nominating committee this year
- **Bylaws Committee:** One general member currently; suggestions to add 1-2 more members.

Financial and Budget Report (George O'Dowd)

- Transition of bank accounts and access completed smoothly.
- End-of-August collections around 93%; remaining unpaid bills (~\$7,000).
- Shoreline maintenance costs: Paid \$11,500 for Selden Ave. project.
- Budget status: Remaining funds approximately \$38,500; shortfall of about \$10,900 for Island View project.
- Discussed budget adjustments: Proposed moving funds from reserves; motion made approved to allocate \$9,000 from reserves for shoreline repairs.

Shoreline Maintenance & Repair

- Detailed description of seawall repair project at Island View.
- Permitting: Maintenance permit on file, project deemed eligible without additional permits.
- Shoreline condition assessments and ongoing maintenance mentioned.

Zoning & Development

- Pending zoning applications for 15 Pleasant Point; ongoing ZBA hearings and parcel split at Pine Orchard Road.
- Ongoing legal proceedings related to property development and zoning appeals.
- Discussion on authority and timing for enforcement actions related to the ZBA decisions.
- Future meetings scheduled, including full board reviews on upcoming applications.

Waterfront & Public Works

- Repair work at the end of Selden completed; railings reconditioned.
- Shoreline and access points maintained.
- Discussion regarding the condition of access paths, erosion concerns, and shoreline stewardship.

Beautification & Community Property

- Spring Rock common area overgrown; potential projects discussed.
- Engagement with landscapers and town contracts explored.
- Town involvement in maintenance of Triangle Park and other shared spaces.
- Ongoing efforts to remove dead trees and manage vegetation along properties.

Public Comments

- Resident raised concerns about recent vineyard construction and construction noise and dust at 66 Totoket Rd., questioning zoning compliance.
- Board members responded that it was not a commercial endeavor rather just private landscaping.
- Additional comments about property values and zoning regulations.

Executive Session

- Began at 8:38 PM, concluded at 9:04 PM.

Adjournment

- The meeting was adjourned after the executive session.

Respectfully submitted,

Kerri Costigan Beckert, Clerk

Pine Orchard Association

Pine Orchard Association Treasurer's Budget Report May 5, 2025
Current Approved Budget vs. Expenditure Activity YTD
as of 8/31/2025

	Approved Budget FY 25/26	Budget Activity YTD	\$ Remain. Budget	% Remain. Budget
RECEIPTS				
Tax Collections	\$ 105,867	\$ 94,971	\$ 10,896	10%
Rent	\$ 5,200	\$ 2,800	\$ 2,400	46%
Building & Permit Fees	\$ 5,000	\$ 825	\$ 4,175	84%
Other Income (Int., Books)	\$ 43	\$ 480	\$ (437)	-1017%
Use of Funds/Savings	\$ 20,590	\$ -	\$ 20,590	100%
Total	\$ 136,700	\$ 99,076	\$ 37,624	28%
DISBURSEMENTS				
Security	\$ -	\$ -	\$ -	-
Shorefront Maintenance	\$ 50,000	\$ 11,500	\$ 38,500	77%
Building Maint/Utilities	\$ 15,000	\$ 1,218	\$ 13,782	92%
Property Improvements	\$ -	\$ -	\$ -	-
Office/General	\$ 18,000	\$ 4,160	\$ 13,840	77%
Insurance	\$ 7,800	\$ 5,780	\$ 2,021	26%
Legal**	\$ 33,000	\$ -	\$ 33,000	100%
Zoning	\$ 5,000	\$ -	\$ 5,000	100%
PO Web	\$ -	\$ -	\$ -	0%
Ann. Acctg /Tax Software	\$ 4,400	\$ -	\$ 4,400	100%
Beautification Com.	\$ 3,500	\$ -	\$ 3,500	100%
Sidewalks	\$ -	\$ -	\$ -	-
Total	\$ 136,700	\$ 22,657	\$ 114,043	83%
NET INCOME (LOSS)	\$ -	\$ 76,418	N/A	

Account Balances	
Bank of America	As of 8/31/2025
Checking	\$89,084.80
Saving	\$20,002.90
7 month CD	\$40,397.54
12 month CD	\$40,323.50
BOA total balance	\$189,808.74

* The planned transfer of \$17,000 from BOA saving, to BOA checking, has not been made.

Pine Orchard Executive Board History

#	1st Term Elected	2nd Term Elected	Areas of Concern	2024	2025	2026	2027	2028
	2021	2022	2023	2024	2025	2026	2027	2028
1	Barez, Matt	Barez, Matt	Barez, Matt	Barez, Matt	Barez, Matt (P)			
2	Caldarone, Bruce (VP)	Caldarone, Bruce	Ferguson, Niall	Beckert, Kerri (C)	Beckert, Kerri (C)			
3	Dahill, Robert (P) **	Ferguson, Niall	Giordano, Vin (P)	Ferguson, Niall	Ferguson, Niall			
4	Farber, Len	Giordano, Vin (P)	Grathwol, John (T)	Giordano, Vin (P)	Giordano, Vin			
5	Giordano, Vin **	Grathwol, John (T)	Haering, Peggy (C)	Grathwol, John (T)	Greenalch, Richard Jr			
6	Grathwol, John *	Haering, Peggy (C)	Hershman, Seth	Jubanyik, Karen	Jubanyik, Karen			
7	Haering, Peggy (C)	Hershman, Seth	Jubanyik, Karen	O-Dowd, George	O-Dowd, George (T)			
8	Hershman, Seth	Law, Mark (VP)	O'Connor, Curtis	Roche, Tom	Roche, Tom (VP)			
9	Law, Mark (VP)/(P)	O'Connor, Curtis	Roche, Tom	Ruff, Andy	Ruff, Andy			
10	Sachs, Linda (T)	Scheer, David	Ruff, Andy	Scheer, David	Scheer, David			
11	Scheer, David ***	Silverstone, David	Scheer, David	Silverstone, David (VP)	Silverstone, David			
12	Seligson, Ray ***	Taylor, Peggy	Silverstone, David (VP)	Telo, Frank	Telo, Frank			
13	Silverstone, David							
14	Taylor, Peggy							
15	Thomas, Joe *							

- * John replaced Joe
- ** Vin replaced Bob
- *** David replaced Ray

who replaced Curtis?
Frank Telo ?

Term Completed

Jubanyik, Karen	Barez, Matt	Ferguson, Niall
Roche, Tom	Beckert, Kerri	Giordano, Vin
Ruff, Andy	O-Dowd, George	Greenalch, Richard Jr
Scheer, David	Silverstone, David	Telo, Frank

2nd Term Complete - must take at least 1 year off per By-Laws

Report for Office Manager for July and Aug. 2025

- 1) **POA Tax Collection: Defer to George O-Dowd**
- 2) **Zoning: Defer to Thomas Roche**
 - a. **Executed two ZBA hearings**
 - i. **17 Island View**
 - ii. **15 Pleasant Pont**
- 3) **POA Office:**

Outreach:

 - a. We have 76% coverage via email for all POA residences (510 emails).
 - b. I continue to get back to 90% of the POA inquiries within 24 hours.
 - c. Sent out 1 welcome letter this period.
- 4) **Building:**
 - a. Working with Southern CT Natural Gas to get the furnace worked on Oct 3rd.
 - b. If necessary, many need to hire a plumber to make repairs.
 - c. Floor downstairs is oozing glue. I cleaned up the best I could.
- 5) **Community:**
 - a. Will continue to support the Union Chapel with email announcement of their 2025/26 events.
 - b. *Neighborhood Secure* webpage is up to date. No new activity since Nov. 6th, 2024.