



PINE ORCHARD ASSOCIATION
Branford, Connecticut

**ANNUAL MEETING NOTICE
AND AGENDA
MONDAY, July 7, 2025 @ 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 7th 2025 at 7PM. There will *no* be a Zoom broadcast of the meeting. All are welcomed.

- 1. Call to order**
- 2. Approval of Minutes from 2024 annual meeting**
- 3. Committee Reports**
- 4. Treasurers' Report**
- 5. Building**
- 6. Shoreline**
- 7. Legal Report**
- 8. Beautification**
- 9. President's Report**
- 10. Nominating Committee – Election of new Board Members**

Below is a button to download/view the CV for the two NEW POA Executive Board candidates. Ballots will be available at the annual meeting for the four (4) openings on the POA board along with the option to write in candidate.

Robert Draizen

Richard K. Greenalch, Jr

- 12. Public Comments**
- 13. 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.

2025/2026 POA meeting Schedule held at the POA office and on Zoom

- Monday September 8th 2025
 - Monday November 3rd 2025
 - Monday January 5th 2026
 - Monday March 2nd 2026
 - Monday May 4th 2026
-

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
Executive Board Meeting Minutes
7 July 2025

Call to Order:

The meeting was called to order by Vincent Giordano at 8:35 pm. A quorum was established by Kerri Beckert, Clerk.

In attendance were Matt Barez, Kerri Beckert, Niall Ferguson, David Silverstone, Andrew Ruff, Thomas Roche, Vincent Giordano, Frank Telo, Karen Jubanyik, John Grathwol, George O'Dowd, Richard Greenalch, jr.

Office Manager Peter Robinson

Absent: David Scheer

Approval of Previous Meeting Minutes:

A motion was made to approve the minutes from the May 2025 meeting.

Motion made by: Matt Barez

Seconded by: Thomas Roche

The motion was approved unanimously.

Election of the Slate of Officers to serve 2025-2026:

Vincent Giordano introduced the single slate of officers to serve in executive positions.

Matt Barez, President

Thomas Roche, Vice President

Kerri Beckert, Clerk

George O'Dowd, treasurer

Vin Giordano called for a motion to approve the executive committee as nominated.

Motion made by: Karen Jubanyik

Seconded by: David Silverstone

The motion was approved unanimously.

Vincent Giordano thanked outgoing treasurer, John Grathwohl for his years of dedicated and exemplary service, and turned over the meeting to newly elected President Matt Barez. Matt Barez thanked Vincent Giordano for his dedication to the office of president and welcomed newly elected board member Richard Greenalch, who will serve on the zoning committee with Thomas Roche.

Old Business:

Committee reports were waived unanimously, as they were discussed at length at the evening's previous annual general membership meeting.

New Business:

Office Manager, Peter Robinson brought up the opportunity to have the option to enable property owners to pay the POA tax bill online. The service would cost the POA a one-time service fee of \$175. This fee payment falls within the Office Manager's budget and the consensus was to enable the purchase of the service to allow property owners the option of paying their property taxes online.

In effort to allow the efficient turn over signatory responsibility from the 2024-2025 President and Treasurer to the 2025-2026 President and Treasurer, a motion was made to approve these minutes once distributed and voted upon.

Motion made by: Richard Greenalch

Seconded by Vincent Giordano

Voting was tabled until such a time that minutes were electronically distributed and read by board members. Clerk Kerri Beckert will call for an electronic vote.

Matt Barez asked for a motion to adjourn.

Motion made by Niall Ferguson.

Seconded by Vincent Giordano.

Meeting was adjourned at 9:01.

Respectfully submitted,

Kerri Beckert, Clerk
Pine Orchard Association