



PINE ORCHARD ASSOCIATION
Branford, Connecticut

**NOTICE: PINE ORCHARD ASSOCIATION
EXECUTIVE BOARD SESSION
MONDAY September 29TH 2025 AT 6:30PM
AGENDA NOTED BELOW**

At the call of the President, The Pine Orchard Executive Board hold an Executive Session 6:30PM Monday September 29th at the POA offices at 180 Pine Orchards Road and via Zoom. All are welcome to attend.

1) Call to order

2) Executive Session - The Executive Board will:

a) Discuss with counsel strategies around a mediation scheduled with the courts for October 7th concerning the property of Travis & Francis Wihbey of 3 Crescent Bluff Ave.

b) Reference to a potential zoning violation at 18 Pine Wood

c) Discuss open position on POA Board with the departure of Frank Telo

3) Public Comments

4) Adjournment.

Meeting ID: 854 2356 9427

Passcode: 602177

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Matt Barez
President, POA Executive Board

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

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PINE ORCHARD ASSOCIATION MEETING

DATE: 29 September 2025

Meeting was called to order by at (time) by President Matt Barez at 6:53 PM

There was a quorum of Association members present. The following executive board members were present: Matt Barez, Vincent Giordano, Thomas Roche (virtual) , Kerri Beckert, David Scheer, George O'Dowd, Richard Greenalch, jr. , Karen Jubanyik, and Andrew Ruff.

Absent: Niall Ferguson, David Silverstone

Also present: Attorney Peter Berdon

Office Manager, Peter Robinson

Matt Barez announced that Frank Telo had resigned his position on the executive board of the Pine Orchard Association. The vacancy will be filled according to the Charter and By Laws. Candidates will be presented by the Nominating Committee to the Executive Board.

Kerri Beckert made a motion to go into executive session.

Karen Jubanyik seconded. Motion carried unanimously.

--executive session--

Board came out of executive session at 8:20 PM

Matt Barez opened the floor to public comment. There was none.

Richard Greenalch, jr. made a motion to adjourn.

David Scheer seconded. Motion carried unanimously.

Matt Barez adjourned the meeting at 8:23 PM

Respectfully submitted

Kerri Costigan Beckert

Clerk, Pine Orchard Association

30 September 2025