



# PINE ORCHARD ASSOCIATION

## Branford, Connecticut

### **NOTICE: PINE ORCHARD ASSOCIATION SPECIAL MEETING NOTICE AND AGENDA THURSDAY January 29th, 2026, at 7:00PM (UPDATED ZOOM LINK)**

At the call of the president, there will be a special meeting of the Executive Board of the POA at 180 Pine Orchard Rd, Branford, CT. All are welcome to attend in person or via Zoom

1. Call to order
2. To consider funding and review engineering options to replace the access point stairs at Chapel Drive/Island View Ave.
3. Executive Session - (optional) The Executive Board reserves the right to move to Executive Session related to any of the subjects brought before the Board.
4. Public Comments
5. Adjournment.

Zoom Data

Meeting ID: 894 9029 8124

Passcode: 202679

[Join Zoom Meeting HERE](#)

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Matt Barez  
President, POA Executive Board

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

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# **Pine Orchard Association**

## **Special Meeting, January 29<sup>th</sup>, 2026**

In attendance: Matt Barez, Kerri Beckert, Thomas Roche, Karen Jubanyik, David Silverstone, Richard Greenalch, jr., Vincent Giordano, Andrew Ruff (virtual).

Peter Robinson, office manager.

Absent: Niall Ferguson, George O'Dowd, David Scheer

The Special Meeting of the Pine Orchard Association was called to order at 7:05 PM by Matt Barez, President.

A quorum was confirmed.

### **NEW BUSINESS**

#### **1. Shorefront Stair Repair – Chapel Access Stairs**

The Board discussed repair and replacement options for the shorefront stairs at Chapel Drive, including cost estimates, materials, allowing considerations, access impacts, and timing.

Options discussed included steel, hybrid steel/wood, and concrete stairs. The Board emphasized minimizing disruption to beach access, ensuring compliance with Connecticut safety regulations, and maintaining durability.

Board opened the floor to public commentary. None was made.

Thomas Roche made a motion (Kerri Beckert, seconded) to approve proceeding with Goodie Fab for fabrication and installation of steel stairs at Crescent Bluff with the following conditions:

- Preferred width of 42 inches, provided it does not compromise structural integrity or materially increase cost
- If widening is not feasible, proceed with 36-inch width
- Maximum project cost not to exceed \$13,000
- Railings must follow State of Connecticut safety regulations
- Stair base to be properly anchored or pinned as appropriate

Motion carried by majority vote.

**2. The board discussed repairing the gate at the end of Island View Avenue.** This gate was damaged in the November storms. The board discussed the benefits of repairing the gate and replacing the sign notifying the public that the area is private property.

Karen Jubanyik made a motion to approve the repair of the gate at the estimated cost of \$650. David Silverstone seconded. The motion carried unanimously.

### **3. Funding Transfer for Shorefront Maintenance**

Richard Greenalch, jr made a motion to \$15,000 from the Legal Expenses account to Shorefront Maintenance to fund the Chapel Access stair repair project, and gate repair. Kerri Beckert seconded the motion. The motion carried unanimously.

### **3. Mailbox Damage**

The Board discussed the apparent removal or damage of the Association mailbox, likely related to Public Works activity. Peter Robinson will pursue reimbursement for a replacement mailbox from the Town of Branford. No vote was required.

Motion to adjourn made by Thomas Roche and seconded by Richard Greenalch, Jr.

The meeting adjourned at 7:43 PM.

Respectfully submitted,  
Kerri Beckert  
Clerk, Pine Orchard Association