

Pine Orchard Association
Special Executive Board Meeting Minutes
19 May 2026

Call to Order: 7:05

: Matt Barez

Present: Matt Barez, Andy Ruff (virtual), Richard Greenalch jr, Thomas Roche, George O-Dowd, David Silverstone, David Scheer, Vincent Giordano, Kerri Beckert, Matt Barez.

Office Manager Peter Robinson

A motion was made to approve the budget as presented By George O-Dowd, seconded by Thomas Roche.

The Board discussed the proposed budget for shoreline maintenance and contingency funding. Discussion centered on whether the proposed \$50,000 shoreline allocation was appropriate given the absence of currently planned large-scale projects. Members noted potential future needs including shoreline repairs along Island View, replacement or repair of additional shoreline stairs, and building maintenance concerns including gutters, roof, and boiler issues. Several members expressed concern about maintaining a large contingency allocation without specifically planned projects, particularly in light of increased taxes and broader economic pressures on residents. Other members emphasized the unpredictability of shoreline-related storm damage, prior deferred maintenance issues, and the importance of maintaining strong reserves for emergency repairs.

A motion was made to amend the proposed budget by increasing the Beautification line item from \$3,500 to \$10,000 and reducing Shoreline Maintenance accordingly from \$50,000 to approximately \$43,500 by Richard Greenalch, seconded by David Scheer. Motion carried.

Nominations Committee Report

The Board discussed upcoming Executive Board elections. Board members whose terms are expiring include David Scheer, Thomas Roche, Karen Jubanyik, and Andrew Ruff. Andrew Ruff announced that he would not seek reelection.

The current proposed slate includes David Scheer, Thomas Roche, Karen Kubanek, and Therese Howey. Discussion followed regarding Charter requirements related to representation from the non-taxable properties north of the railroad tracks. The Board noted that efforts are ongoing to recruit an eligible candidate from that area and that additional nominations may be made from the floor at the Annual Meeting. The Board thanked Andy Ruff for his service.

Town Meeting / Building Discussion

The Board discussed an upcoming meeting with the Town of Branford regarding the POA building and future maintenance responsibilities. Topics included whether the Town might assist with major capital expenses such as a roof or boiler replacement, the legal status and ownership structure of the building, possible future uses of the building, and the long-term financial implications of maintaining the facility.

Discussion also included distinctions between routine maintenance and capital improvements, the 1974 agreement with the Town, deed structure and reversionary interests, and concerns regarding preserving the identity and independence of the Pine Orchard Association.

The Board agreed the immediate focus of discussions with the Town should remain clarification of responsibility for major capital expenses and possible Town assistance with those costs.

Beautification / Spring Rock Discussion

Updates were provided regarding Spring Rock beautification efforts. The Board reviewed irrigation proposals, landscape and erosion-control planning, ongoing maintenance concerns, and coordination with Public Works. Members discussed possible planting and slope stabilization plans as well as landscape maintenance bids.

Building Maintenance

The Board discussed gutter repairs and building maintenance needs. Permission was granted to proceed with gutter repair and associated maintenance work provided funds remain available within the approved building maintenance budget. Additional discussion included exterior lighting repairs, volunteer assistance, and general upkeep concerns.

Public Comment

No public comments were received.

Adjournment

Motion made by Kerri Beckert and seconded by Thomas Roche to adjourn. Motion carried unanimously. Meeting adjourned at 8:16 pm

Respectfully submitted,

Kerri Costigan Beckert

Clerk, Pine Orchard Association