

**Pine Orchard Association  
Special Meeting Minutes  
May 27, 2026**

**Called to Order:** Meeting called to order by President Matt Barez at 7:02 pm

**Attendance:** Kerri Beckert, Thomas Roche, Karen Jubanyik, Matt Barez, George O-Dowd (virtual) David Silverstone, David Scheer, Richard Greenalch, jr , Vincent Giordano.

Peter Robinson, Office Manager

General members of the POA (resident owners) were present both virtually and in person

**This meeting was called to review discussion of 5/19/26 with First Selectman Josh Brooks (representing the Town of Branford,) Matt Barez, Thomas Roche, Niall Ferguson ( representing the Pine Orchard Association.)**

**Spring Rock/Triangle Park Maintenance**

Matt Barez spoke about grass cutting schedules. Town contractor to mow every two weeks; POA discussed supplemental mowing every two weeks to maintain appearance. Irrigation options and potential town reimbursement were also discussed.

**Landscape Planning for soil retention at Spring Rock Road**

Discussion included shrub placement, irrigation planning, stump removal, and development of a more detailed landscape plan for Triangle Park and Spring Rock.

**Community Building – Future Planning**

Board discussed long-term considerations regarding the POA building, including maintenance costs, ownership questions, and future uses. Members emphasized that no decisions have been made regarding selling, transferring, or changing the building’s status.

**Ownership/Legal Review of Building**

Discussion focused on uncertainty surrounding ownership language and deed/agreement interpretation. Board agreed additional legal review is needed.

Matt Barez opened the floor to public commentary.

**Triangle Park/Community Spaces**

Comments made by residents Judith Liebman and Greg Stak

Residents discussed maintenance of landscaping, replacement of damaged benches, and preserving historical and aesthetic character of Pine Orchard. Board noted that they would follow up regarding bench replacement and park maintenance items.

**Traffic and Safety**

Greg Stak raised concerns regarding traffic patterns, speeding, and visibility near Pine Orchard Road/Spring Rock Road and requested renewed discussions with town officials. Board will revisit traffic and safety concerns with new town leadership.

**Pine Orchard Association Building**

Residents expressed concerns regarding preserving Pine Orchard history, maintaining transparency regarding future building discussions, improving use of community spaces, maintaining landscaping, and addressing traffic and safety concerns. The POA executive committee agreed to a conservative fact-finding approach to any discussion around a change of status of the building.

**Executive Session**

Board entered executive session for discussion of an additional matter at 7:56

Board left executive session at 8:24

Richard Greenalch jr made a motion to adjourn the meeting. Thomas Roche seconded the motion. The motion carried unanimously.

Meeting was adjourned at 8:25 pm.

Respectfully submitted,

Kerri Costigan Beckert, clerk  
Pine Orchard Association