



PINE ORCHARD ASSOCIATION

Branford, Connecticut

PINE ORCHARD ASSOCIATION ANNUAL MEETING NOTICE AND AGENDA MONDAY, July 6, 2026 at 7PM

At the call of the President, The Pine Orchard Executive Board will hold the POA Annual Meeting at the ***Union Chapel*** on Monday July 6th, 2026 - all are welcomed.

1) Call to order

2) Approve minutes from July 7th, 2025, Annual Meeting

... Posted on the Home page of the POA Website [HERE](#)

3) Treasurers' Report

4) Committee Reports:

- a.) Zoning
- b.) Shoreline
- c.) Beautification
- d.) Building
- e.) Legal Report

5) Presidents Report

6) Nominating Committee - Election of New Board Members

Below is a button to download/view the CV for the POA Executive Board candidates, 3 seeking re-election and 2 new 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 candidates. Below are the candidates running for the Executive Board.

Tom Roche (VP, re-election)
Karen Jubanyik (re-election)
David Scheer (re-election)
Teresa Howey
Nancy Labanara

The Executive Board, in our follow-in Board meeting, will also be looking to replace Frank Telo's open position on the Board for the remaining year of his term with the following candidate - Leslie Hopkins Peters

7) Public Comments

8) 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 so warned.

The 2026/2027 POA Executive Board Meeting Schedule is as Follows:

- September 14th (the 7th is Labor Day)
- November 2nd
- January 4th
- March 1st
- May 4th
- July 7th

[Read About the Nominees](#)

Matt Barez
President, POA Executive Board

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

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**Pine Orchard Association
Annual Meeting Minutes 2026
6 July 2026**

Board Attendance

Present: Matt Barez, Thomas Roche, Andrew Ruff, David Scheer, George O-Dowd, Vincent Giordano, Karen Jubanyik, David Silverstone, Richard Greenalch, jr., Kerri Beckert

Absent: Niall Ferguson

Meeting Called to Order by President Matt Barez at 7:04 PM

Approval of the 2025 Annual Meeting Minutes

A motion to approve the previous annual meeting minutes was made by **Sue Barez** and seconded by **Barbara Colley**.

Vote: Unanimous approval.

Motion carried.

Treasurer's Report- George O-Dowd

The Treasurer reported the following:

- The Association is approximately **\$10,000 under budget**.
- Property tax bills for 2025 have been **100% collected**.
- 2026 tax bills were mailed on **June 30**, with the **mill rate remaining unchanged**.
- Projected revenue is approximately **\$114,000**, consistent with last year's spending.
- The **Beautification budget was increased by \$10,000**.

Bylaws Committee- David Scheer

Matt Barez stated that no changes to the Association bylaws were proposed or made; a full review was completed in the last 5 years.

Zoning Committee -Tom Roche

- **19 permits** were issued, generating **\$5,225** in permit fees.
- The committee is seeking **three additional volunteers** to serve on the Zoning Committee.

Shoreline Maintenance Report -David Silverstone

David referred members to the President's letter which was sent out electronically for additional details and provided the following updates:

- Stairs on Selden Ave have been repaired with the help of the Canavan family.
- Repairs and upgrades to the wall at the end of Island View Avenue were completed before the recent storm.
- Additional Waterside Drive work remains and is scheduled for the fall.
- The damaged steps at the Chapel Street shoreline access have been replaced.

Beautification Committee Report -David Scheer

David reported:

- Progress at the Spring Rock Road shoreline access has been challenging.
- The committee has worked with the Town regarding irrigation and erosion control.
- A proposal has been submitted to Branford First Selectman Josh Brooks requesting installation of irrigation.
- The POA believes the Regional Water Authority owns the water service and hopes the Town will cover the cost of the water and meter.
- A private contractor has been hired to mow the Spring Rock Road access every other month, while the town of Branford does it in the alternating weeks.
- Replacement benches for Triangle Park have been purchased and placed thanks to the work of Tom Roche.

Building Committee Report- Andrew Ruff

- The Association is renting basement space in the POA building.
- Discussions are underway regarding long-term capital investments in the POA building.

Legal Report

Matt referred members to the President's report for legal updates.

President's Report- Matt Barez

Matt read his President's letter and:

- Expressed appreciation to the Board and the community for their continued support.
- Thanked Vin, Andrew, and Tom for their service to the Board.

- Reaffirmed the Association's mission under the charter, emphasizing infrastructure maintenance and neighborhood stewardship.
- Highlighted neighborhood safety and speeding as ongoing concerns and encouraged residents to obey posted speed limits.
- Thanked Susan Dahill for her efforts on behalf of the residents of Pine Orchard as a member of the community and the elected RTM official.
- Reported attending Town meetings regarding noise from leaf blowers.
- Provided an update on the Whibey legal case:
 - Mediation occurred in October 2025, resulting in an agreement.
 - The agreement was appealed by Whibey.
 - In April 2026, the court upheld the agreement but remains unsigned by Whibey.
 - The property will be permitted five rentals per year through 2030.
- Confirmed that the Association's tax rate remains unchanged.
- Thanked the Scheer family for their work at Triangle Park.
- Reported that the Association spent approximately \$20,000 more than it received in revenue during the past year.
- Discussed the POA building at 180 Pine Orchard Rd, which costs approximately \$12,000 annually to maintain for five meetings per year and office use. Significant future expenses are anticipated, including the roof, boiler, and water heater. The Board has begun exploring options under the 1974 agreement with the Town. No decisions have been made.
- Announced his eagerness to serve another term as President.

Nominating Committee – Kerri Beckert

The Nominating Committee presented the slate of candidates and reported on the activities of the committee to encourage participation throughout the borough.

Biographies of candidates were published and distributed before the meeting.

Matt Barez stepped in and invited each candidate to speak extemporaneously.

Candidates included:

- Tom Roche, running for second term
- Karen Jubanyik (running for second term, unopposed, representing nontax area north of railroad tracks)
- David Scheer, running for second term
- Nancy Labanara
- Terese Howey

Ballots were distributed and votes were tabulated by Clerk Kerri Beckert and OM Peter Robinson.

A question was raised from the floor regarding why addresses appear on the ballots.

- A resident asked about maintenance of Town-owned property near Mirror Lake, specifically brush and grass control.

Election results were posted:

- Karen Jubanyik
- Thomas Roche
- Terese Howey
- Nancy Labanara

Received the votes to secure their position on the board.

Matt thanked David Scheer for his service on the Board.

Public Comment

Two residents volunteered to serve on the Zoning Committee.

Harrison Levy (Spring Rock Road) suggested:

- Selling the POA building.
- Increasing police patrols through additional off-duty officers.

Karen responded regarding police staffing limitations.

David Scheer and Matt addressed questions regarding the potential sale of the POA building. The deed for the building from 1974 states that the building would be returned to the Town if the Association no longer existed or no longer had use for the building. Matt Barez stated more information is needed at this time.

Barbara Colley (Pine Orchard Road) asked about neighborhood crime rates.

Karen reported that she had spoken with the Chief of Police, who indicated that available resources are limited, and current crime statistics do not justify additional patrols. Our crime rate is very low and seasonal.

Tiffany Ariyan raised ongoing concerns regarding traffic on Chapel Street.

Matt explained that the neighborhood's one-way streets do not meet current width requirements for standard roadway designation.

David Silverstone suggested installing additional one-way signs and encouraged the Association to advocate for improved signage.

Antonio Reis noted that residents can submit corrections to street directions through Google Maps.

Harrison Levy suggested that residents mow neighborhood parks themselves.

Peter reviewed the current mowing schedule.

Matt stated that the Board continues working to improve maintenance within the services provided by the Town.

Tiffany Ariyan thanked the Board for its continued service to the community and for holding the Town accountable for maintaining neighborhood infrastructure.

Terese Howey (Club Parkway) commented that roads throughout Prospect Beach require repaving. Thomas explained that some roads were repaved following recent gas line improvements. Kerri stated that some of the roads in our borough are state roads and some town, so different agencies control the maintenance.

Adjournment

Barbara Colley moved to adjourn the meeting.

Sue Barez seconded the motion.

Motion carried.

Meeting adjourned at 8:18 PM.

Pine Orchard Association Treasurer's Budget Report July 7, 2026
Current Approved Budget vs. Expenditure Activity YTD
as of 6/30/26

	Approved Budget FY 25/26	Budget Activity YTD	\$ Remain. Budget	% Remain. Budget
RECEIPTS				
Tax Collections	\$ 105,867	\$ 105,097	\$ 770	1%
Rent	\$ 5,200	\$ 2,800	\$ 2,400	46%
Building & Permit Fees	\$ 5,000	\$ 4,950	\$ 50	1%
Other Income (Int., Books)	\$ 43	\$ 2,019	\$ (1,976)	-4596%
Use of Funds/Savings	\$ 29,590	\$ -	\$ 29,590	100%
Total	\$ 145,700	\$ 114,866.80	\$ 30,833	21%
DISBURSEMENTS				
Security	\$ -	\$ -	\$ -	-
Shorefront Maintenance	\$ 74,000	\$ 69,282	\$ 4,718	6%
Building Maint/Utilities	\$ 15,000	\$ 14,034	\$ 966	6%
Property Improvements	\$ -	\$ -	\$ -	-
Office/General	\$ 18,000	\$ 26,211	\$ (8,211)	-46%
Insurance	\$ 7,800	\$ 10,994	\$ (3,194)	-41%
Legal	\$ 18,000	\$ 8,662	\$ 9,338	52%
Zoning	\$ 5,000	\$ 2,200	\$ 2,800	56%
PO Web	\$ -	\$ -	\$ -	0%
Ann. Acctg /Tax Software	\$ 4,400	\$ 2,930	\$ 1,470	33%
Beautification Com.	\$ 3,500	\$ -	\$ 3,500	100%
Sidewalks	\$ -	\$ -	\$ -	-
Total	\$ 145,700	\$ 134,312.70	\$ 11,387	8%
NET INCOME (LOSS)	\$ -	\$ (19,446)	N/A	

Account Balances		
Bank of America	As of 6/30/26	
Checking	\$10,215.97	
Saving	\$20,009.55	
3 month CD	\$41,302.45	
7 month CD	\$40,951.24	
BOA total balance	\$112,479.21	

Pine Orchard Association Treasurer's Budget Report July 7, 2026
POA FY 25/26 Budget vs. Prior Year Actuals

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	FY 23/24	FY 24/25	FY 25/26		FY 26/27
	Actuals	Actuals	Budget	Actuals	Prop. Budget
	6/30/24	6/30/25	6/30/25	6/30/26	6/30/26
	Mil rate 5	Mil rate 5	Mil rate 3.25	Mil rate 3.25	Mil rate 3.25
RECEIPTS					
Tax Collections	\$ 96,860	\$ 98,192	\$ 105,867	\$ 105,097	\$ 105,097
Rent	\$ 4,600	\$ 5,200	\$ 5,200	\$ 2,800	\$ 3,600
Building & Permit Fees	\$ 4,375	\$ 5,250	\$ 5,000	\$ 4,950	\$ 5,000
Other (Int. inc., Other)	\$ 27	\$ 44	\$ 43	\$ 2,019	\$ 2,203
Use of Funds/Savings	\$ -	\$ -	\$ 29,590	\$ -	\$ -
Total	\$ 105,862	\$ 108,686	\$ 145,700	\$ 114,867	\$ 115,900
DISBURSEMENTS					
Shorefront Maint.	\$ 42,408	\$ 38,570	\$ 74,000	\$ 69,282	\$ 43,500
Building Maint/Util.	\$ 15,450	\$ 9,547	\$ 15,000	\$ 14,034	\$ 12,500
Property Improv.	\$ -	\$ -	\$ -	\$ -	\$ -
Office/General	\$ 19,159	\$ 17,457	\$ 18,000	\$ 26,211	\$ 22,700
Insurance	\$ 7,862	\$ 9,456	\$ 7,800	\$ 10,994	\$ 7,800
Legal	\$ 15,544	\$ 2,530	\$ 18,000	\$ 8,662	\$ 10,000
Zoning	\$ 4,580	\$ 2,850	\$ 5,000	\$ 2,200	\$ 5,000
Acctg. /Tax Tech.	\$ 4,135	\$ 6,498	\$ 4,400	\$ 2,930	\$ 4,400
Beaut. Commit.	\$ 327	\$ -	\$ 3,500	\$ -	\$ 10,000
Total	\$ 109,465	\$ 86,908	\$ 145,700	\$ 134,313	\$ 115,900
NET INCOME (LOSS)	\$ (3,603)	\$ 21,778	\$ -	\$ (19,446)	\$ -

Pine Orchard Association Annual Meeting

July 6, 2026

Nominations for POA Board (Vote for 4)

POA Property address _____

Vote will not be counted without your POA property address

North of the Railroad Tracks (Vote for 1)

_____ **Karen Jubanyik ***

South of the Railroad Tracks (Vote for 3)

_____ **Thomas Roche ***

_____ **David Scheer ***

_____ **Terese Howey (first time candidate)**

_____ **Nancy Labanara (first time candidate)**

Write-in nominee: _____

*** Current Board member**

NOTE: Leslie Hopkins Peters is up for nomination to the Executive Board, replacing the remainder of Frank Telo's term following the annual meeting to restore the Executive Board to 12 members.

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Office Manager Annual Report for 2025/2026 Season

1) POA Tax Collection:

- a. Defer to George O-Dowd – Tax Collector

2) Zoning:

- a. Defer to Thomas Roche – Zoning Officer

3) POA Office:

Outreach:

- a. We have a <75% coverage via email for all POA residences (482 email).
- b. Our Constant Contact email database is current, and we support Union Chapel announcements.
- c. I continue to get back to 90% of the POA inquiries within 24 hours.
- d. Sent out 9 welcome letters this year.

Building:

- a. Garage rental – defer to Andrew Ruff
- b. Wrote up a comprehensive Office Managers Operation Guide.
- c. Maintain seasonal schedule: fertilizer lawn, remove fallen branches, winterizing, etc.
- d. Cleaned and power-washed the garage
- e. Downstairs Floor cleaned and waxed – no water damage
- f. Replaced access gate on Island View (Winter storm damage) .

Communication:

- a. Completed all State and Federal filings.
 - M1
 - CT Court Notifications
 - Federal census
- b. *Neighborhood Secure* webpage is up to date. No new activity since March 3rd, 2026 (car break-in and vehicle stolen).

Community:

- a. Assisted the Branford Police and Chapel with community outreach by leveraging our POA email database through Constant Contact™
- b. Removed the traffic mirror at Elizabeth and POA Road