

Charlie inquired as to insurance coverage for the Association relative to the Shoreline Greenway Trail. Stacy has spoken with Paul Sturgess of VF McNeil and was told that our current insurance covers the existing trails and will not be affected by any alterations made to them. Betsy Regan of Greenway had also indicated that we have protection from liability issues under State Statute.

Joe Canavan moved to adjourn the meeting. The motion was seconded by James and approved. The meeting was adjourned at 9:15 pm.

Respectfully submitted,

Viviane Briggs
Clerk

“January 21, 2005

AT THE CALL OF THE PRESIDENT THERE WILL BE A MEETING OF THE EXECUTIVE COMMITTEE on Monday, January 24, 2005 in the Board Room of the Association Building to consider the following:

1. Committee Reports: Treasurer, Waterfront, Zoning, and others
2. Police Car update
3. Approval of November minutes.
4. Any other matter that may be brought before the committee.

Attest: Jennifer Aniskovich, President

MINUTES OF THE MEETING OF THE EXECUTIVE COMMITTEE
January 24, 2005

Present: Jennifer Aniskovich, Elaine Littlehales, Vining Bigelow, Stacy Ruwe, Joseph Canavan, John Donegan, Charles Shelton, Joseph Sepot, and Kelly Brownell.

The meeting was called to order at 8:04 PM. Minutes of the November, 2004 meeting were distributed. John Donegan moved that the minutes be approved. The motion was seconded and the minutes approved by a vote of 9-0-0.

Jennifer Aniskovich made the President's Report. Expenses are now approximately 40% of those anticipated for the year. This would create expenses approximately \$20,000 less than projected. A discussion was held about additional projects that may arise this year (see below). A decision was made to discuss the cash balance later in the budget year in the context of actual expenses at the time, the mill rate, and the optimal cash balance for the Association.

Three homeowners have not paid Association taxes, several with two or more years of unpaid balances. These assessments total approximately \$1,500. Standard procedure is to send letters to such owners reminding them of what is owed and stating that liens will be placed on their houses if the dues are not paid. Elaine Littlehales will be sending certified letters to each of the homeowners with this information.

Vining Bigelow delivered his report on the Shorefront and Facilities. He noted damage to the seawall at the end of Island View Avenue and repair work needed on wood steps elsewhere. He is seeking estimates on having this work completed. He noted that the cement contractor was notoriously slow and unresponsive, but that the quality of work he had done in the past was quite good. Suggestions were made about other contractors to pursue.

Regarding facilities, possible termite damage around that large window in the basement of the Association Building was noted and possible repair work to the heating system was discussed. Vining Bigelow will call in the necessary parties to determine the extent of the needed work.

Property assessments were discussed. The neighborhood assessment factors have decreased in some areas and increased slightly in others. It appears that shoreline residents in Pine Orchard will be assessed at approximately the same level as similar property owners elsewhere in Branford (e.g. Stony Creek and Short Beach).

Elaine Littlehales has investigated the process necessary for the Association to sell or give away the former police car owned by the Association. Chief Gill has completed the necessary paperwork. Stacy Ruwe agreed to contact local institutions such as the high school or a technical school to see if they would be interested in having the car donated.

The meeting was adjourned at 8:49 PM. The next association meeting will take place on March 7 at 8:00 PM.

Submitted by
Kelly Brownell



Acting Clerk

“May 9, 2005

TO ALL MEMBERS OF THE EXECUTIVE COMMITTEE

THE FOLLOWING agenda will be followed at the meeting of the Executive Committee tonight.

1. Approval of January minutes
2. Treasurer's Report, Proposed Budget
3. Establish Mill rate for 2005
4. Zoning Report
5. Greenway Trail
6. July 11th Annual Meeting preparations, including Nominations for terms expiring this year
i.e. Viviane Briggs, Joe Canavan, John Donegan, Eric Hansen

Attest: Jennifer Aniskovich, President
(e-mail)"

Pine Orchard Association Meeting of the Executive Board Minutes May 9, 2005

The meeting was called to order by President Jennifer Aniskovich at 8:05PM. Present were: Jennifer Aniskovich, James Kaiser, Stacy Ruwe, Kelly Brownell, Joe Sepot, Charlie Shelton and Elaine Littlehales. Absent: Vining Bigelow, Viviane Briggs, Joe Canavan, Eric Hanson and John Donegan.

The January minutes were reviewed with no changes or corrections. James Kaiser moved to approve the minutes and the motion was seconded by Kelly Brownell and approved.

Stacey Ruwe provided a treasurer's report and discussed current and projected expenses which evolved into a discussion about the mill rate. After some discussion and a decision by the treasurer to cover some 2006 items in the 2005 budget, Jennifer moved to maintain the mill rate at .4. Stacey Ruwe seconded the motion and it was approved with no opposition or abstentions.

Joe Sepot provided a zoning report and gave some very brief highlights on new construction and renovation projects. He plans to provide a detailed zoning report at the Annual Meeting on July 11th.

The next item on the agenda was an update on the Greenway Trail. There has been some basic cleanup of bushes, shrubs and other debris. The Greenway people told Elaine that they were anticipating some grant money to arrive in the fall. They were reminded that no alterations to the land should be made without providing a detailed plan of the work they plan to do. The insurance policy was also discussed and Elaine will request the Greenway people to list us as an additional insured on their liability policy.

The last item discussed was the Annual Meeting, which, according to the by-laws, will take place on July 11th this year. Elaine said she would make arrangements to secure the chapel. Jennifer reminded board members to volunteer or seek other volunteers to show up a few minutes early to help with chairs and set up.

Kelly said he would ask Jason Vincent from the security company to come and provide an update.

There was a short discussion about those board members whose terms were up this year. Jennifer said she would contact those members (Viviane Briggs, Joe Canavan, John Donegan and Eric Hansen) to determine if they want to continue to serve on the board. If one or more of the members does not want to be on the board again, Jennifer will send out an e-mail and ask members to volunteer for a nominating committee to find other candidates to ensure we have a full board.

After asking if there were any other items that needed to be discussed before the Annual Meeting (there were none), Jennifer made a motion to adjourn the meeting at 9:05 PM. The motion was seconded by Charlie Shelton and all agreed.

Respectfully submitted,

James Kaiser,
Acting Clerk



“June 20, 2005

TO ALL PROPERTY OWNERS QUALIFIED TO VOTE AT THE ANNUAL MEETING OF THE PINE ORCHARD ASSOCIATION:*

The ANNUAL MEETING of The Pine Orchard Association will be held in the Pine Orchard Union Chapel on Monday, July 11, 2005 at 8:00 PM promptly to address the following:

1. To elect by ballot four persons to serve on the executive Board for a term of three years from the date of their election. The Nominating Committee of the Executive Board proposes the following to be elected for three-year terms:

Joseph Canavan, John Donegan, Eric Hansen, and Lisa Sandler.

Other nominations will be accepted from the floor. However, such nominees should have expressed to their nominators their willingness to serve.

- 2 To hear brief committee reports on the activities of the past year.
- 3 To transact any other business within the power of the meeting which may be brought before it.

Attest: Jennifer Aniskovich, President
Viviane Briggs, Clerk "

FINANCIAL SUMMARY

	2004-2005 Budget	Projected Expenses 6/30/05	Proposed 2005-2006 Budget
Security	\$41,500	\$40,400	\$41,500
Waterfront	9,000	19,389	8,000
Municipal Building			
Maintenance	6,500	7,000	7,200
Improvements	5,000	3,000	-0-
Office/General	8,000	6,000	6,000
Insurance	8,500	5,692	6,000
Legal/Zoning	7,000	5,000	-0-
Miscellaneous	2,300	174	325
TOTAL	<u>\$87,800</u>	<u>\$86,655</u>	<u>\$69,525</u>

Cash Balance 5/6/05...\$66,361.68

Grand List October 2004\$166,868,787 0.4 mill rate = \$66,748

The Pine Orchard Association Annual Meeting Minutes
July 11, 2005

The Annual Meeting was called to order at 8:05 PM by President Jennifer Aniskovich. The first order of business was the introduction of the current members of the Board. The second order of business was the approval of the minutes for 7/12/2004 Annual Meeting. A motion was made by Kelly Brownell to waive the reading to the minutes, seconded by Stacy Ruwe and approved.

Jennifer then addressed the election of officers to fill the 4 open seats. The slate consisted of Joe Canavan, John Donegan, Eric Hanson, all up for re-election, and Lisa Sandler. Jennifer asked if there were any nominations from the floor and, there being none, a motion was made by Kelly to approve the slate of nominees as presented. The motion was seconded by James Kaiser and approved. Charlie Shelton moved to close the nomination process, the motion was seconded by Stacy and approved. The ballot was cast for the full slate by Clerk Viviane Briggs.

Jennifer next asked the members of the Board to provide a summary of activity for their respective committees.

Charlie Shelton, Planning Committee reported that there had been no action items this year.

John Donegan, By-Laws, had no activity to report.

James Kaiser, Roads/Public Works, reported the installation of crosswalk signs across Pine Orchard Road by the Pine orchard Market, a new stop sign at the corner of Blackstone avenue and Pine Orchard Road, and the repaving of Pine orchard Road from Totoket Road to Blackstone Avenue.

Joe Sepot, Zoning, reported 10 zoning application approvals, 6 zoning application disapprovals, and 4 substantial completions. A copy of his annual report is attached to these minutes.

Stacy Ruwe, treasurer, provided a budget to actual comparison report and a clean audit report. She updated on planned efforts to automate the Association billing process, the donation of the old Association police car to SARAH, and the achievement of a balanced budget for 2006 despite a reduction in the Grand List from \$177 million to \$167 million, no reduction in service and a constant mill rate of .4 mils/thousand. She stated that upon completion of last year's project to survey all Association property this summer, we are on track to maintain the reserve fund for emergency expenses at the target of \$50,000.

Kelly Brownell, Security, reported that 2 ballots had resulted in feedback from the residents that they favored the continuance of security by a 2 to 1 margin. We changed security firms in 2003 to VIP Security, run by Jason Vincent. This change had resulted in better service at a reduced cost. Kelly introduced Jason who reported that VIP's 'police car' used to patrol Pine Orchard had been demolished and that he had encountered a problem with the police union in his efforts to replace it with a similarly marked vehicle. He introduced the new supervisor for the patrol and solicited questions from the floor. Lois Jacob asked if residents should call the police if they have a problem. Jason responded yes if there is a serious issue. Fritz Reimers voiced his opinion that \$41,000 for security was a waste of money and that he does not see the security patrol car enough. He expressed his concern over incidents of vandalism especially to the former entrance to the Young Estate by Young Pond.

Mark Serchuck stated that he felt the security patrol was doing a good job and asked if the police reduce their Pine Orchard patrols due to our own security patrol and will they come if called. Jason responded that yes, the police do still patrol Pine orchard and will respond if called. Jennifer pointed out that our security patrol is for a few hours each day, not all day, and they are a supplement to the police. Jason also stated that he anticipates a 3%/year increase in the cost of their service over the term of their contract.

Vining Bigelow, Waterfront, reported that much work had been completed on the Association building including a new roof, painting, termite control and gutter work. The breakwater access underwent numerous repairs on both the harbor side and the front side. Breakwater stones moved by the waves have been replaced for total waterfront expenses of \$15,000.

Fritz Reimers inquired who owns the breakwater, the response was the Pine Orchard club. He then asked why we spend Association money on such repairs.

Jennifer indicated that during this fiscal year, we had completed deferred maintenances on both the breakwater and the association building resulting in budget overruns in these categories while still meeting the overall budget due to other expenses categories coming in under budget.

July 11, 2005

Re: Year 2004 / 2005
Pine Orchard Zoning
Annual Report

For the year 2001 / 2002 the zoning office processed the following breakdown of applications:

<u>Year 2000 / 2001</u>	<u>00/01</u>
Zoning application approvals	10
Zoning application disapprovals	6
Substantial completions	4

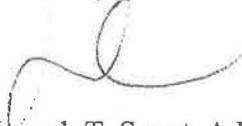
Of the approved applications, below is a list of the following construction types:

New construction	2
Additions	4
Pool	0
New garages	1
Storage sheds	0
Exterior decks	3

All other applications were for additions.

Fees for Zoning Applications were \$25 and copies of the Zoning Regulations were \$10.

Sincerely,



Joseph T. Sepot, A.I.A.
Zoning Enforcement Officer
Pine Orchard Association

Gail Standish asked if the 2 stairways leading to Front Beach could be rebuilt in concrete vs. the existing wooden stairs due to yearly damage to the steps by the water. Jennifer responded that we still need to resolve who owns these access areas, Pine Orchard Association of the Town of Branford.

Jennifer reported that the most recent re-evaluation brought Pine Orchard into parity with waterfront properties in other towns and reminded residents that they would receive a credit on their Pine Orchard taxes if they had reached a settlement with the Town regarding their individual evaluations.

By way of update, Jennifer noted that the Association has given tentative approval to the Greenway Trail while reserving the right to require future approvals from the Association for each additional segment which impacts Pine Orchard.

Jennifer brought up the damage to the railing by the car pull-in area at Young Pond. The DOT made a repair using a suspension wire instead of replacing the metal railing. The Young Pond Association does not have sufficient funding to restore the railing, perhaps the Association could look into paying for such a repair.

A question was taken as to when the surveys of the Association right-of-ways will be completed and will the results be made public. Joe Sepot responded that the work should be completed in 1-2 months and the results would be available at the Association office.

Another resident commented that they live on Elizabeth Street and do see the security patrols but they find that the traffic moves too fast, especially at night. Jennifer responded that DOT came to evaluate the traffic but declined to place a stop sign on the westbound side of Route 146 at the corner of Blackstone and Pine Orchard Road. Town officials agree that a stop sign would be appropriate but Route 146 is a State road.

There was a question from the floor as to the security patrol hours: the response 5PM – 1AM during the summer and 5PM – 10PM during the winter.

Another resident commented that the construction vehicles generally leave Pine Orchard around 4 PM and many speed on the way out...perhaps the security vehicle could be parked in a visible location to deter this behavior.

Someone observed that they had seen the security vehicle parked at the Association Building during patrol hours. Kelly explained that a complete circuit of Pine Orchard takes approximately 35 minutes and that the patrol personnel have no scheduled break times other than bathroom breaks.

Jennifer also indicated that the patrol car is tapped into the police radio and they can call the police if they see a speeding violation or other violation. Jason Vincent added that we can request the speed detection sign from the town.

Gail Standish asked if all Pine Orchard residents could have the phone number of the security patrol driver. Jason responded that cell phone service is spotty in Pine Orchard but residents can call the cell number and leave a message and the driver will return the call as soon as they are back in range.

John Casso asked if there was a land line available. The answer was no, because the driver would have to check at the Association building for messages.

Lois Jacob mentioned maybe we need a new tower for improved cell service.

A final question was raised relative to Pine Orchard taxes; will residents who received a settlement with the Town for their property taxes receive a retroactive credit on their Pine Orchard taxes? The answer is yes, but they must supply Elaine Littlehales with verification of their settlement and the credit will be applied to future taxes.

Jennifer thanked the Board members for their time and effort and Viviane for her 3 year tenure. All residents are invited to attend Board meetings which are held approximately every other month.

A motion was made and seconded to close the meeting at 9:00 PM

Respectfully submitted,

Viviane Briggs, Clerk

A brief meeting of the Executive Committee was held immediately following the Annual Meeting to elect officers for the coming year. By unanimous decision John Donegan was elected President; Jennifer Aniskovich, Vice-President; Stacy Ruwe, Treasurer; and Lisa Sandler, Clerk.

“September 10, 2005

TO ALL MEMBERS OF THE EXECUTIVE COMMITTEE

AT THE CALL OF THE PRESIDENT, there will be a special meeting of the Executive committee on **Monday, September 19, 2005** at 8:00 PM in the Board Room of the Association Building to consider the following:

1. Greenway Trail Status Report
2. Approval of May minutes and review of July Annual Meeting minutes
3. Reports from:
 - a. Treasurer
 - b. Planning Committee
 - c. Public Works/Roads
 - d. Security
 - e. Tax Collection
 - f. Waterfront & Building
 - g. Zoning
 - h. Directory & Committees
4. Old Business
5. New Business
 - a. Schedule of Meetings
6. Any other business that may come before the Committee

Attest: John Donegan, President”

Pine Orchard Association Meeting of the Executive Board Minutes September 19, 2005

The meeting was called to order by President John Donegan at 8:06 pm. Present were: John Donegan, Kelly Brownell, Jennifer Aniskovich, Joe Canavan, Elaine Littlehales, Stacy Ruwe, Vining Bigelow and Lisa Sandler. Absent: Joe Sepot, James Kaiser and Eric Hanson.

The May minutes were reviewed and Stacy Ruwe noted that she had proposed changes to the Minutes that she forwarded to James Kaiser but had not heard back from him. These changes were not reflected in the Minutes before the Board. Stacy gave a copy of those changes to Lisa Sandler for her to contact James Kaiser regarding the status of these changes. Lisa Sandler will contact James Kaiser as to the status of these changes. The President indicated that the Board would consider approval of these Minutes at the next regularly scheduled meeting of the Board.

The first item on the agenda, the Greenway Trail Status Report, was tabled until the Greenway representatives arrived for the meeting.

Stacy Ruwe provided a Treasurer's Report and discussed the current and future expenses. Association tax collection rates and adjustments due to assessment appeals to the Town were also discussed. Upon motion duly made and seconded, the Treasurer's Report was accepted.

Charlie Shelton reported that there was no Planning Report. The board discussed this Committee since it had not met since 1992. Charlie Shelton agreed to go through the old materials and determine the make-up of the group, who the appointed members were, and the Committee responsibilities and duties.

In his absence, James Kaiser submitted a report via e-mail which the Board discussed. The Board to consider a special item next meeting to determine the Board's position with regard to the stop sign at Pine Orchard Road. Jennifer Aniskovich is going to call a DOT representative to discuss possible alternatives.

Kelly Brownell presented the Security Report. A new vendor has contacted Kelly about providing security to the Association. The Board agreed to obtain a bid from this firm and see if it may be worthwhile to pursue other vendors since the security contact is presently up for renewal. The look of the security vehicle was discussed and the Board agreed a request should be made to MVP to get the car to look more like a Branford police vehicle.

Vining Bigelow presented a Waterfront and Building Report discussing current and future projects. The Young Pond railing system was discussed in detail. There were some concerns with the look of the system as well as the regulations and costs of replacing that system.

Since Joe Sepot was not present we received no Zoning Report. John Donegan spoke about the recently approved 5-lot subdivision at 175 Pine Orchard Road. This new subdivision has one lot for which a building permit will not be issued unless it is approved by the P.O. Zoning Commission. The Board agreed that we want to enforce our jurisdiction over this lot and that a tax bill for this parcel needed to be issued. Elaine was to send out a tax bill as soon as practical.

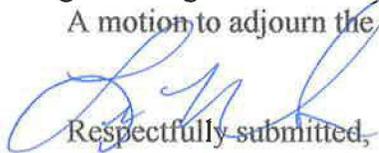
It was noted by the Board that the terms of several members of the Zoning Board of Appeals had expired. John Donegan will contact these individuals to determine whether they want to continue to serve and then, if necessary, contact the longest serving alternates to serve as regular members.

Jack Wood and Pete Peterson arrived from the Greenway Trail to update the Board on the trail and its effects on the Association property. A motion by Jennifer Aniskovich to obtain a provisional agreement in writing as to the conditions of use and access over Pine Orchard Association property from the Greenway Trail Project. This motion was seconded by Charlie Shelton and approved.

It was agreed that a mailing to the Association resident of the names and numbers of the Board members would occur after the membership of the Zoning Board of Appeals was determined.

The following dates were set for future meetings: November 21, 2005; January 23, 2006; March 20, 2006; May 22, 2006 and July 10, 2006 (Annual Meeting). All meetings will begin at 7:30 PM.

A motion to adjourn the meeting was made, seconded and approved at 10:02 PM


Respectfully submitted,
Lisa M. Sandler, Clerk

“The Pine Orchard Association
Special Meeting
Executive Board
November 7, 2005 – 8:00 PM

To consider a proposal from the Town of Branford regarding the acquisition of 42-50 Blackstone Avenue, Branford, Connecticut, by the Town of Branford and endorsement of said proposal by The Pine Orchard Association Executive Board.

(signed)
 John E. Donegan
 President”

Pine Orchard Association Special Meeting of the Executive Board Minutes November 7, 2005

The meeting was called to order by President John Donegan at 8:09pm. Present were John Donegan, Kelly Brownell, Jennifer Aniskovich, Joe Canavan, Elaine Littlehales, Stacy Ruwe, Charlie Shelton, Vining Bigelow, James Kaiser, Eric Hanson and Lisa Sandler. Absent: Joe Sepot.

Guests: Branford Town Attorney, Robin Bruce Sandler and Bill Horne.

Attorney Sandler gave the Board an overview of the possible acquisition and transference of the Mancheski property to the Town of Branford as open space. A town resident, Michael Vlock, wanted to buy the property, create a trail around the south end to connect to the west end. There would be some minimal landscaping. Mr. Vlock was thinking of leaving the big trees at the top, but opening it up to create a vista and perhaps put in some benches and picnic tables. Mr. Vlock intends to donate the land to the Town for open space. There is a restrictive covenant that prevents the property from being developed for uses other than single family dwelling without the permission of the 11 other lot owners in Anchorage Farms.

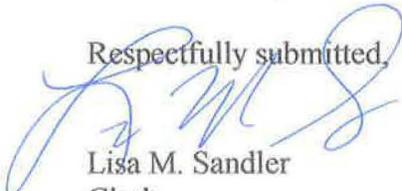
The Board discussed various concerns with Attorney Sandler and Mr. Horne. These included but were not limited to: legal liability, parking, trash, tax implications, fencing or other natural boundaries and the potential for kids on site at night.

Stacy Ruwe made a motion the Pine Orchard Association endorse the concept of this project being open space as presented. It was seconded by Jennifer Aniskovich. The following Board members were in favor of the motion: John Donegan, Kelly Brownell, Jennifer Aniskovich, Elaine Littlehales, Stacy Ruwe, Vining Bigelow, Eric Hanson and Lisa Sandler. The following members voted against the motion: Joe Canavan, Charlie Shelton, James Kaiser.

The Board decided that Martin Lyons from the Ct. Costal would come to address us at a later date to talk about costal revaluation.

A motion to adjourn the meeting was made, seconded and approved at 9:05 PM.

Respectfully submitted,



Lisa M. Sandler
 Clerk

“November 16, 2005

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT, there will be a special meeting of the Board on **Monday November 21, 2005 at 7:30 PM** in the Board Room of the Association Building, 180 Pine Orchard Road, to address the following:

- I Approval of minutes: May, 2005, September, 2005, and a review of the minutes of the Annual Meeting, July 2005.
- II Greenway Trail status report
- III Treasurer’s Report (Stacy)
- IV Planning Committee Report (Charlie)
- V Roads/Public Works Report (James)
- VI Security Report (Kelly)
 - a. Status of Current Agreement
 - b. Indemnification Letter
- VII Tax Collection Report (Elaine)
- VIII Waterfront & Building Report (Vining)
- IX Zoning Report (Joe)
- X Committees & Appointments
 - a. ZBA Alternate Opening
- XI Old Business
- XII New Business
 - a. Land Donation to Town
- XIII Any other business that may come before the meeting.

Attest: John Donegan, President”

November 21, 2005 Minutes of the Executive Board of the Pine Orchard Association

The meeting was called to order by President John Donegan at 7:40pm. Present were: John Donegan, Kelly Brownell, Jennifer Aniskovich, Elaine Littlehales, Vining Bigelow, Lisa Sandler, Joe Sepot, James Kaiser and Eric Hanson. Absent: Joe Canavan, Stacy Ruwe.

The September minutes were reviewed. Upon motion made and seconded, the minutes were unanimously approved.

The Greenway Trail status was reported on by John Donegan. John had written Glen Formica, the Greenway Trail attorney, and was awaiting a response.

Although not present, Stacy Ruwe prepared a treasurer’s report and the Board discussed the current and future expenses. Association tax collection rates and legal and zoning notices were also discussed. Upon motion duly made and seconded, the Treasurer’s Report was accepted.

Charlie Shelton reported on his meeting with David Schaffer, the 2001 POA Planning Chairman. They agreed that there is nothing that speaks to how people join the Planning Committee though it was thought that the POA President appoints its members and the POA

Zoning Officer would be a member by default. The Board noted that nothing has come before the Committee since 1999.

Kelly Brownell presented the Security Report. The MVP Letter of Indemnification was presented. The Board agreed that it was too vague to be enforceable. Jennifer Aniskovich would provide John with revisions for MVP. Kelly received a letter from the new potential vendor, NSG, outlining their services, references and costs. It appears that there may be a savings over the current vendor. The Board agreed to have Kelly invite a representative to a future meeting to make a presentation since the contract with MVP has expired.

Elaine Littlehales presented the Tax Collection report. She told the Board that there are only 3 delinquent accounts, and all three have been notified.

Joe Sepot presented the Zoning Report. There was a stop work order for a home at the end of Halstead Lane due to the fact that what was being built was not what was approved. It was Joe's belief that the homeowner was going to pursue legal action in order to keep the structure as built. The Board agreed that John should contact Attorney Peter Berdon to represent the Board on this matter.

There was also a discussion about the potential relocation of telephone poles on Crescent Bluff. The Board agreed this was not an issue for the Board but the Association Building would be made available to interested parties to facilitate discussions.

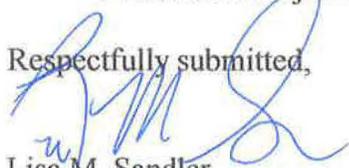
John Donegan polled all the people serving on the Zoning Board of Appeals to determine if they wanted to continue to serve and found that: Arthur Knowlton will continue, Gerald Crotty will continue, Maggie Zampano will not continue. John received a letter from Marshall Gibson who has experience serving in Woodbridge. It was also noted that Brian Coffey wanted to serve. After discussion by the Board, John would contact potential members and alternates.

The potential land donation of the Mancheski property to the Town of Branford as open space was discussed. Vining Bigelow had walked the property with Bill Horne. The Board did not know the new administration's position to the potential donation.

The next meeting date is January 23, 2006.

A motion to adjourn the meeting was made and seconded and approved at 9:01 PM.

Respectfully submitted,



Lisa M. Sandler
Clerk

“January 4, 2006

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT, there will be a meeting of the Board on Monday, January 23, 2006 at 7:30 PM in the Board Room of the Association Building, 180 Pine Orchard Road to act on the following:

- I Approval of Minutes: May, 2005; November 7, 2005; and November 21, 2005; Review of Annual Meeting Minutes.
- II Security Report (Kelly)
 - a. Representatives of National security Group invited to attend.
- III Greenway Trail status report (Representatives invited – 8:00 PM)
- IV Treasurer's Report (Stacy)