

Executive Board of the Pine Orchard Association

September 14, 2020

At the call of the President, the meeting of the Executive Board of the Pine Orchard Association was conducted via the Zoom videoconferencing Application.

Board members present: Robin Sandler, Robert Dahill, Dick Greenalch, Peggy Haering, Linda Sachs, Len Farber, Seth Hershman, Bruce Calderone, Peg Taylor, Mark Law, Ray Seligson.

Absent: Joe Thomas

Agenda Item 1, the meeting was called to order at 7:02 p.m.

Agenda Item 2, Upon motion and second the Board approved the minutes of the previous Executive Board Meeting held on July 6, 2020.

Agenda Item 3, Communications: Short Term Rental update—Wihbey House. Peggy Haering reported on the continuing use of the Wihbey house at 3 Crescent Bluff Avenue as a short-term rental. The house has been in constant use with groups of different renters showing up each week for stays averaging one-week each. They make noise, disrupt neighbors, and even went so far as to set up outdoor projections of movies. Adjoining neighbors have lodged successive complaints. Peggy stated that the Wihbey appeal of the ZBA decision that his use of the property as a short term rental is not a valid non-conforming use is awaiting delivery of the hearing transcript and briefing. In response to questions about the fines that could be lodged against Wihbey, Peggy stated that a state statute limits fines for zoning violations to \$150 per day. Bob Dahill indicated that there had been a number of complaints about noise produced by generators during the last storm, especially when they run all night. He stated that there was a Branford noise ordinance. Ray Seligson said that Branford has a noise control officer and that the person complaining has to contact the town so that the noise level can be measured. The Police Department should be called as they have the equipment used to measure the noise level.

Tom Brockett, an RTM representative from the 7th District spoke about recent storms in the area. He said that the town had used money from the FEMA fund to pay for storm clean up. The town's emergency notification system goes through land lines. Tom indicated that the town had received substantial donations toward the cost of the animal shelter and that North Branford would contribute to the shelter as well. He introduced fellow RTM member Kevin Healey, who said that he would welcome emails concerning the animal shelter project.

Agenda Item 4. Linda Sachs presented the budget report as of September 13, 2020. We have already collected 85% of the taxes. Total cash available is \$192,921.42 in all accounts. Upon motion and second the report was approved.

Agenda Item 5: Committee reports (a) **By-Laws** (Ray Seligson/Mark Law) they plan to confer and will report back on any recommend changes. Robin Sandler suggested that the Board composition might be modified to have an uneven number of members in the event of tie votes;

(b) **Nominating**—Robin Sandler said that 4 seats on the Board will become available at the next annual meeting. Robin will be stepping down as he will be completing the maximum number of terms, and Seth Hershman will be up for re-election. At the next meeting the committee will report on expiration dates for Board member terms.

(c) **Municipal/Community Liaison:** (Bruce Calderone) had nothing new to report. With regard to the sidewalk project, Peter Hugret will end his participation on the committee. The first priority is the portion of Rt. 146 between Triangle Park and Mirror Lake. Mark Law said that he is supportive of sidewalks and will help by contacting homeowners affected by the project;

(d) **Long Range Planning** (Linda Sachs) Linda is in the process of gathering information and asked Board members to provide her with their ideas.

(e) **Waterfront Maintenance** (Robin Sandler) John Hoefflerle the Town Engineer has been involved and the town will be replacing the stairs at the end of Spring Rock Road. The new stairs will be 4 feet wide and construction should start later in September. Peggy Haering said that the sidewalk and sea wall at the end of Island View Avenue appeared to be in bad shape. Robin will investigate the situation and report back. The question was raised as to ownership of the sidewalk/seawall leading to the breakwater on Island View.

Stephanie Farber of Ozone Road commented on the successful resolution of an application for a permit to construct a dock on the Spring Rock Road Beach, which would have extended from property on Ozone Road across the beach. Al DeFilippo brought this situation to the attention of the neighborhood and organized efforts by neighbors to send letters to the Department of Energy and Environmental Protection (DEEP) expressing concerns about the project. In the end, the applicant abandoned the application for a dock and decided to install stairs to the beach instead. Bob Dahill thanked Al and his neighbors for their positive community action in bringing this matter to a successful conclusion.

(f) **Building Maintenance** (Joe Thomas/Seth Hershman) The headquarters building suffered no damage in the last storm; the Association is questioning whether continuing ownership of the property is necessary—given the maintenance expenses that are on the horizon.

(g) **P & Z/Chapel Liaison** (D. Greenalch) Dick reported that the Chapel will be proceeding with phase 1 of its construction project. The Chapel has filed for a building permit and Joe Sepot has taken Eric Rose's position on the Chapel Renovation Committee. The estimated cost of the phase 1 repairs is \$200,000.

(h) **Tax Collection**—(Len Farber) tax collections are approximately 85% so far; and delinquency notices are to go out on October 1, 2020. Len expects 100% compliance by the end of the year.

(i) **Beautification**—(Peg Taylor/Bob Dahill). Bob met with the Dept. of Public Works about installation of a water vault in the park so that the plants can be watered more easily. The cost to the POA will be approximately \$2400. The town will bring in a contractor to do the installation. The POA will need to pay for the water used. Upon motion and second the Board voted to approve the installation of the water vault and to have \$2400 taken from the existing budget for beautification.

Agenda Item 6—Juniper Point Association/Thimble Farms Association. Bob Dahill welcomed the participation of these groups in the POA meetings when its representatives were available. Bob also mentioned on behalf of the JFA and the TFA that jumping off Elephant’s rocks is both dangerous and prohibited and both groups ask residents to not climb on or jump off “Elephants”.

Agenda Item 7—President’s Report. Crescent Bluff update. The parties are taking steps to complete the settlement. The settlement documents are under review.

Agenda Item 8—Old Business (Short term rental)—no additional discussion.

Agenda Item 9— Placing Art in Triangle Park. Anthony Terry and Susan Farricielli of the Branford Arts and Cultural Alliance (BACA) have placed artwork in public spaces and parks in Branford and inquired whether the POA and the town had an interest in having sculpture place in Triangle Park. The First Selectman supports the project. The next step would be for the POA to identify an artist whose work we like and then to move forward with BACA to handle the logistical and insurance issues involved. A committee composed of Robin Sandler, Mike Hopkins and Peggy Haering will work with BACA to identify artists and will then report back to the board. five.

Agenda Item 10—Office Manager’s Report. Peter Robinson addressed the failure of the generator at the POA headquarters building during the last storm. Peter said that one of the parts had failed and he was not aware of it at the time. The generator was been installed approximately two years. It was recommended that it be checked quarterly to make sure that it is functioning.

Agenda Item 11: Adjournment., Upon motion and second the meeting was adjourned at 8:39 p.m.

Future Meetings

Monday, November 02, 2020,
Monday, January 04, 2021,
Monday, March 01, 2021, &
Monday, May 03, 2021,

All future meetings will be held at 7:00 PM at the Pine Orchard Association office, 180 Pine Orchard Rd, or by the ZOOM application



PINE ORCHARD ASSOCIATION

Branford, Connecticut

PINE ORCHARD ASSOCIATION BOARD MEETING NOTICE

Monday, Sept 14, 2020 @ 7:00 PM

At the call of the President, Robert Dahill, there will be a meeting of the Board of the Pine Orchard Association using the Zoom Application.

SEE INSTRUCTIONS & LINK BELOW

1. Call to order
2. Communications: Short Term Rental Update Wihbey House, Generators / Branford Noise Ordinance
3. Approval of Minutes of July 06, 2020 Meeting
4. Treasurer's Report (Linda)
5. Committee reports **a)** By-Laws (M. Law, R Seligon) **b)** Nominating (R Sandler) **c)** Municipal /Community Liaison [Sidewalks] (B. Calderone, S. Hersham, P Hugret] **d)** Long Range Planning (L. Sachs) **e)** Waterfront: Maintenance & Access (R Sandler **f)** Building Maintenance (J Thomas, S Hersham **g)** P&Z / Chapel Liaison (D. Greenalch] **h)** Tax Collector (L. Farber) **i)** Beautification (P. Taylor, B. Dahill] Steps at end of SRR, Approve Budget for Water Vault @ Triangle Park
6. Update: Welcome Michelle Blank Juniper Point Ass. [JPA] and Brian Fain Thimble Farms Ass [TFA]
7. President's Report: Crescent Bluff Update
8. Old Business: Short Term Rental Enforcement: State Statute
9. New Business: Placing Art in Triangle Park: BACA's Frank Carrano, Tony Terry, Susan Farricielli and Richard Blacher
10. Office Manager: Peter Robinson Report
11. TBA
12. Adjournment

Note: Remaining 2020 Meeting Dates: - Monday, November 2, 2020, Monday, January 4, 2021, - Monday, March 1, 2021, Monday, May 3, 2021, POA Annual Meeting held on Monday July 5, 2021

ZOOM MEETING DETAILS

Once you enter the zoom meeting, please mute your microphone (icon in lower left hand corner) and un-mute only when you are given permission to speak by the moderator. When you do speak, start by stating your name and street address.

Topic: Fall POA Board Meeting

Time: Sept 14, 2020 07:00 PM

Meeting ID: 810 2229 3673
Pass code: 347910

[Click HERE to join Meeting](#)

A handwritten signature in black ink that reads "Bob". The letters are stylized and cursive.

Robert Dahill
President, POA Board

Pine Orchard Association Treasurer's Budget Report
as of 9/13/20

	Approved Budget 1-Jul-20	Budget Activity Year to Date	Budget Remaining Year to Date	% of Budget Rec/Dsbrmnts Year to Date
RECEIPTS				
Tax Collections	\$ 76,506	\$ 64,934	\$ 11,572	85%
Rent	\$ 4,000	\$ 4,000	\$ -	100%
Building & Permit Fees	\$ 4,000	\$ 2,600	\$ 1,400	65%
Other (Interest, Moorings)	\$ 735	\$ 5	\$ 730	1%
Use of Capital Savings	\$ -	\$ -	\$ -	
Total	\$ 85,241	\$ 71,539	\$ 13,702	84%
DISBURSEMENTS				
Security	\$ -		\$ -	
Shorefront Maintenance	\$ 10,000	\$ -	\$ 10,000	0%
Building Maint/Utilities	\$ 14,000	\$ 2,278	\$ 11,722	16%
Property Improvements	\$ -	\$ -	\$ -	
Office/General	\$ 17,000	\$ 5,390	\$ 11,610	32%
Insurance	\$ 9,000	\$ 3,261	\$ 5,739	36%
Legal	\$ 11,200	\$ -	\$ 11,200	0%
Zoning	\$ 5,500	\$ 1,250	\$ 4,250	23%
PO Web	\$ 100	\$ -	\$ 100	0%
Acctg Annual Review	\$ 4,200	\$ -	\$ 4,200	0%
Beautification Committee	\$ 4,500	\$ -	\$ 4,500	0%
Sidewalks	\$ 4,200	\$ -	\$ 4,200	0%
Total	\$ 79,700	\$ -		0%
NET INCOME (LOSS)	\$ 5,541	\$ 71,539		

Account Balance as of 9-13-20	
BOA checking	\$95,044.04
Less outstanding checks	\$4,925.48
BOA net balance	\$90,118.56
BOA Savings	\$52,353.03 Opened 12-2012
BOA 13-mo CD	\$50,449.83 Opened 02-2020
Total "cash available"	\$192,921.42

Office Manager Report for Summer 2020

1) POA Tax Collection:

- a. POA Taxes are 86% collected. A reminder email will go out this coming Friday. Taxes received after Oct. 1st, will be considered delinquent.
- b. We have only one taxpayer whom we cannot reach, no known address - but we do have an email address.

2) Zoning:

- a. One pending ZBA hearing planned for 18 Hart Ave. for Monday, Sept 21st.

3) POA Building:

a. Accomplished

- i. Researched the ownership of the POA building – we do not own, town property.
- ii. Down tree from last storm - \$225 to cut down (bucket truck) and remove.
- iii. Landscaping on property
 1. Tree removal
 2. Holes fill in and lawn seeded
 3. Gardens weeded and mulched.

b. Planned for 2020/2021

- i. Install new exterior lighting systems for walkway and parking lot (\$2,800)
- ii. Need to investigate asphalt repair and getting lines painted
 1. We are looking into reaching out to the utility's park in the lot.

4) POA Office:

a. Accomplished

- i. Outreach: We have a 68% coverage via email for all POA residences (464 email).
- ii. Response: I can get back to inquiries within 24 hours.
- iii. Audit: done for the 2019/2020 tax season

b. Planned for 2020/2021

- i. Need to upgrade Office PC to support Windows 10 due to discontinued support for Windows 7- no security updates going forward. There is \$1,200 in budget for new PC.