

POMPONHO PINES CONDOMINIUM TRUST

Meeting Minutes

April 21, 2022

TRUSTEES:

Sue Sheehan, Stephen Dias, Paudraig Curran, Lorick Wash & Shane Abboud

MANAGEMENT: Michael Denholm

MEETING CALLED TO ORDER: 7:05 PM

OPEN SESSION:

1. Meeting was held via Google Meet
2. Two unit owners were present for open session

FINANCIAL STATEMENTS:

1. Review of March Financials (posted to the portal and website)
2. Review of Delinquency Report

MAINTENANCE

1. Work Orders
 - a. All work orders have been discussed and reviewed by the Board.
 - b. We are working on resolving any issue as quickly as we possibly can.
2. Septics
 - a. One of the leech fields is acting up. Some of the systems are cantankerous due to over-capacity usage (they were designed for fewer people than are using it). Replacement could run \$30,000-\$50,000
 - b. Lorick proposed educating residents about proper care and feeding of septic systems
 - c. Michael proposed checking for leaky flapper valves in toilets.
3. Snow Removal
 - a. Even with the greater than normal snowfall, there is still money left in the budget to cover snowfall next November and December

LANDSCAPING:

1. Hydroseed Proposal (**POSTPONED UNTIL SEPTEMBER 2022**)
 - a. At the request of the Board, Deangele has put together a proposal to loam and hydroseed all the extremely bare dirt areas around the entire property.
 - b. Proposal cost \$7500
 - c. Board has decided to wait until the Spring to put down grass seed.
 - d. Michael will look into setting up a workaround with DeAngele to plan out what will get seeded

2. Loam and Seed Field Area (**POSTPONED UNTIL FURTHER REVIEW BY THE BOARD**)
 - a. Loam and seed for the Field Area will be postponed until further review by the Board.
 - i. On hold due to budget reasons.
3. Parking Lots
 - a. A walkthrough will be done to check for damage that has built up over the winter.
 - b. The damage from the water main break may be the responsibility of the town DPW to repair
4. Beautification
 - a. The Grill and bedframe on Robins St. are gone
 - b. The dog poop trash barrel is also gone.

NEW BUSINESS:

1. Town of East Bridgewater related things
 - a. Shane called the Town to get the streets swept and they did it
 - b. Stephen reports hopeful news regarding the repaving of Robins St. It's not guaranteed yet, so forego celebration.
 - c. Lorick requested clarification regarding placing of trash cans.
2. Replacing the asphalt berms
 - a. The asphalt berms are damaged to the point of uselessness.
3. Rats
 - a. A proposal for dealing with the rat problem was relayed by Michael
 - i. 2 traps per building for 6 months, with continued trapping afterwards if necessary
 - b. \$1800 initial setup with \$350 monthly maintenance cost
 - c. Shane made a motion to accept the proposal, Sue seconded, agreement was unanimous
4. Solar Project
 - a. Solar credits have started to be distributed to unit owner eclectic accounts.
 - b. Ensuring equitable credit distribution is a manual, rather than automatic process.
 - i. 24 units have not provided details yet.
 - c. The Board is also discussing the one system that is offline and has been since August of 2021.
 - i. The Board will be discussing the fact that the units that are connected to that non-operational system should be compensated for the energy credits that were not being generated during the time that the system was inoperable.
5. Front Stair Replacements
 - a. Many of the front stairs have degraded and are in need of replacement.
 - i. Mahoney Bros. was on site today (4/21/22) to start the stair replacement project at 65-79 Robins St.
 - ii. The Board will look into completing a second set of front stairs in the Spring/Summer of 2022.
6. Facebook page
 - a. Lorick volunteered to work on the Pomponoho Pines Facebook page.
1. Meeting in person
 - a. Condo docs still require the annual meeting to be in person.

- b. Shane has contacted the Town of EB and we can resume meetings in person on Thursday nights at the EB Town Hall.
- c. Get back to board next month.

OLD BUSINESS:

1. PPCA Website
 - a. Rob Russel will remain webmaster for the foreseeable future.
 - b. Redesign is almost complete
2. Claim submitted for injury on Property
 - a. A child of a unit owner fell on property this summer and broke their arm
 - b. They have filed a claim against the Master Insurance policy
 - c. Board is unclear on what the claim is asking for
 - d. Michael and our insurance company has been in contact with the the unit owner filing the claim
 - e. Michael will keep the Board posted on any developments
 - i. No further developments
3. Right of First Refusal and Online meeting vote (**ONGOING**)
 - a. With ROFR in the condo docs, FHA approval is impossible to get, because it is discriminatory.
 - i. The Board has never invoked ROFR.
 - b. A vote by the association would be required to change both of these, with a supermajority approving.
 - i. Being eligible for FHA loans would drive up home values.
 - c. Technically the condo docs do not allow an annual meeting to be held in any manner other than in person.
 - i. Meeting online is safer during a pandemic and could increase unit owner participation, even after the resolution of the COVID-19 crisis.
 - ii. Casting votes virtually would be much easier than the currently mandated method of paper ballots or voting in-person at meetings.
 - d. Vote progress: (? votes out of 75% needed)
4. Water Main shut off valves (**POSTPONED UNTIL FURTHER NOTICE**)
 - a. Should be starting up soon.
 - b. Some of the shut off valves have calcified due to lack of use and can no longer be turned off.
 - i. This is an issue because there will be no way to turn off the water to any particular unit if there is a plumbing emergency.
 - ii. If we do not have this option, there is a chance that other units can be damaged by leaking water.
 - c. Email was sent out to inform unit owners to test their shut off valves and express them at

least 2× per year.

- d. If the unit owner has a valve that is calcified and cannot be expressed, the association will send out a plumber to replace the valve.
- e. The cost of the replacement will be split equally between the association and the unit owner.

5. Violations & Enforcement

- a. A unit owner requested that the rules and regs start being more stringently enforced
 - i. Trash barrels are being left outside of back yards
 - ii. at least one unit has ripped up screens.
- b. Enforcement only works when the community helps out by reporting violations
- c. For parking enforcement, would hang tags be useful?
- d. A unit owner reported a problem with incessant barking by a neighbor's dog.
 - i. Michael will send out a warning

6. Exclusive Use Common Areas

- a. The Board has the right to inspect Exclusive Use Common Areas and cite units for violations.
- b. Generally, such an inspection will be preceded by a notification letter or e-mail.
- c. Enforcement of rules and regulations will be increased this year due to multiple violations that have been discovered.

MEETING ADJOURNED: 9:01 PM

INFORMATIONAL ITEMS:

LOANS:

A. Vinyl Siding Loan

- a. \$897,000, 10/19/11 - 5% interest, 5 yr term, 10 yr repayment.
- b. Refinanced on 1/19/15 - 4.68% for 5 years, then rate may change.
- c. Refinanced again as part of solar project September 2020
- d. Current loan amount owed: \$41,024.63
- e. Monthly Payment: \$5,931.51
- f. Projected payoff date: 9/14/22

B. Solar Project Loan

- a. \$1,600,000, 9/14/20 ?% interest, 25 yr. repayment
- b. Current loan amount owed: \$1,567,579.92
- c. Monthly Payment: \$8,696.52
- d. Projected payoff date: 9/14/45

ROOFS REPLACED: ALL roofs replaced in July-August 2020

ANNUAL MEETING: Thursday, Dec 15, 2022 - 7pm East Bridgewater Town Hall 2nd Floor OR online through Zoom or Google Meet

BOARD TERMS: 2022: Jim Duffy, Sue Sheehan, Jeremy Foote
2023: Paudraig Curran, Steven Dias
2024: Shane Abboud, Lorick Wash

BOARD POSITIONS Chair: Shane Abboud Vice-Chair: Stephen Dias
Secretary: Paudraig Curran Treasurer: Jeremy Foote

POSSIBLE BUDGET ITEMS: Repaving/Repairing parking lots, Landscape remodels, fence replacement, front entry stairs replacement, signage replacement and updating.