

# POMPONHO PINES CONDOMINIUM TRUST

## Meeting Minutes

May 19, 2022

### TRUSTEES:

Present: Sue Sheehan, Stephen Dias, Paudraig Curran, Lorick Wash, Jeremy Foote & Shane Abboud

Not Present: Jim Duffy

**MANAGEMENT:** Michael Denholm

**MEETING CALLED TO ORDER:** 7:03 PM

### OPEN SESSION:

1. Meeting was held via Google Meet
2. No unit owners were present for open session

### FINANCIAL STATEMENTS:

1. Review of April Financials (posted to the portal and website)
2. Delinquency report was reviewed.
  - a. Legal is chasing the worst offenders.

### 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 leach 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 per building.
    - i. Replacing the system would require tearing up parking lots as well as ripping up the land to install the new leach field.
  - b. Soares is looking into connecting together 2 of the systems on the left-hand side of Robins Street to try and eke a little more life out of them.

### 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 \$7,500
  - c. Board has decided to wait until the Spring to put down grass seed.
  - d. Michael will look into setting up a walkaround 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.
  - c. The asphalt berms in several parking lots are damaged to the point of uselessness. Replacing them isn't worth it because the plows will just destroy them again. With them gone, erosion is becoming an issue at 18-24 Robins.
    - i. Shane proposed using some of the surplus riprap to help prevent erosion.
      1. Shane will get a quote from Bill Eskholme.
4. Beautification
  - a. Mulch will be laid down soon, most likely next week.
5. Fence replacement
  - a. Some fences are in bad shape and a replacement rotation may need to start up again.
  - b. The board will consider options on materials

#### **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. Rats
  - a. Rats have been much less of a problem this past month.
3. Solar Project
  - a. Solar credits have started to be distributed to unit owner accounts. The process still has a lot of kinks that are getting worked out
  - b. Ensuring equitable credit distribution is a manual, rather than automatic process.
4. Front Stair Replacements
  - a. Mahoney Bros. is willing to do another building's stairs this year
    - i. They haven't fixed the lawn they tore up yet. Michael will take that up with them.
  - b. Last building cost \$36,000
  - c. Further stair replacement will be postponed until next year due to possible big ticket items happening this year (septics, snow guards)

#### **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. One of the units on Plymouth St. is constantly using 2 guest spots.
  - b. Enforcement only works when the community helps out by reporting violations
  - c. For parking enforcement, would hang tags be useful?

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: 8:11 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: \$35,203.20
- e. Monthly Payment: \$5,931.51
- f. Projected payoff date: 9/14/2022

B. Solar Project Loan

- a. \$1,600,000, 9/14/20 ?% interest, 25 yr. repayment
- b. Current loan amount owed: \$1,563,876.14
- 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 2<sup>nd</sup> 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.