

POMPONHO PINES CONDOMINIUM TRUST

Meeting Minutes

July 21, 2022

TRUSTEES:

Present: Jim Duffy, Stephen Dias, Paudraig Curran, Lorick Wash & Jeremy Foote

Not Present: Sue Sheehan, Shane Abboud

MANAGEMENT: Michael Denholm

MEETING CALLED TO ORDER: 7:05 PM

OPEN SESSION:

1. Meeting was held via Google Meet
2. 1 unit owner was present for open session

FINANCIAL STATEMENTS:

1. Review of May & June Financials (posted to the portal and website)
2. Delinquency report was reviewed.

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. Patch job on the Robins St. leach field seems to be working.

GROUNDS:

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. 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. Rats
 - a. Rats have been much less of a problem this past month.

2. Solar Project
 - a. Many units are still not getting credits.
 - b. National Grid is making things difficult with extra layers of complexity.

OLD BUSINESS:

1. PPCA Website
 - a.
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. Case is on the verge of being settled
3. Right of First Refusal and Online meeting vote (**ONGOING**)
 - a. No further developments
4. Water Main shut off valves (**POSTPONED UNTIL FURTHER NOTICE**)
 - a. ???
5. Violations & Enforcement
 - a. Placeholder

MEETING ADJOURNED: 8:00 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 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.