

POMPONHO PINES CONDOMINIUM TRUST

Meeting Minutes

October 20, 2022

TRUSTEES:

Present: Shane Abboud, Jim Duffy, Stephen Dias, Lorick Wash & Jeremy Foote

Not Present: Sue Sheehan, Paudraig Curran

MANAGEMENT: Michael Denholm

MEETING CALLED TO ORDER: 7:05 PM

OPEN SESSION:

1. Meeting was held via Google Meet

FINANCIAL STATEMENTS:

1. Review of September Financials (posted to the portal and website)

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. Landscaping/Hydroseed Proposal
 - a. At the request of the Board, DeAngele has put together a proposal to loam and hydroseed.
 - b. Some Board members walked the property with DeAngele and put together a proposal for planting foliage where it has been removed and not replaced for whatever reason.
 - c. Proposal cost \$15,428
 - d. Shane made a motion to move forward with the DeAngele Landscaping/Hydroseed Proposal with the exception of removing the last line item that includes mulching at \$320.
 - e. Stephen Seconded
 - f. Board present unanimously agrees. Motion passes.
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.

NEW BUSINESS:

1. Tree Removal Proposal
 - a. Dependable Tree gave an estimate to remove large Oak tree and trim another large Oak tree across from the
 - b. Proposal cost \$5100.

- c. Stephen made a motion to move forward with the tree removal and tree pruning as presented by Dependable Tree
 - d. Lorick seconded
 - e. Board present unanimously agreed.
 - f. Motion passes
2. Budget
- a. Consider reducing the budget
 - b. Need to add line item for Asphalt replacement
3. Snow Guards
- a. The Board is still investigating the installation of snow guards
 - b. The Board is moving away from using Helio Energy to install these snow guards and searching for a new installer that we can contract with to do the work.
 - c. The Board is actively searching for snow guards that are recommended for our particular solar panels.
4. Solar Project
- a. Some units are still not getting credits.
 - b. National Grid is making things difficult with extra layers of complexity.
 - c. Board is working with Helio Energy to take over the administration of the solar. We are trying to take over the full access of the system and the inputting and removal of electric accounts onto the system.
 - d. We are hoping to phase Helio Energy out of the solar operation at PPC.
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

OLD BUSINESS:

- 1. Right of First Refusal and Online meeting vote (**ONGOING**)
 - a. No further developments
- 2. Water Main shut off valves (**POSTPONED UNTIL FURTHER NOTICE**)
 - a.
- 3. 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.