

**POMPONHO PINES CONDOMINIUM TRUST**

**Meeting Minutes**

**April 25, 2024**

**TRUSTEES:**

Present: Shane Abboud, Jim Duffy, Stephen Dias, Jeremy Foote, Sue Sheehan,

Not Present: Lorick Wash, Paul Stirling

**MANAGEMENT:** Michael Denholm

**MEETING CALLED TO ORDER:** 7:05 PM

**OPEN SESSION:**

1. Meeting was held via Google Meet

**FINANCIAL STATEMENTS:**

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

**MAINTENANCE**

1. Work Orders
  - a. General Maintenance Projects have been completed or are in process

**GROUNDS:**

1. 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. Termite prevention treatment
  - a. Shane makes motion to approve the termite treatment
  - b. 2nd by Stephen
  - c. Unanimous agreement by Board
2. Stair replacement
  - a. 17-31 Douglas Drive
  - b. Shane makes motion to replace stairs
  - c. Stephen 2nd
  - d. Unanimous agreement of board
3. Eskholme masonry payment for work executed
  - a. Shane makes motion to go ahead and pay Bill Eskholme agree amount of \$2000 for work rendered on property
  - b. Stephen 2nd
  - c. Unanimous Board approval
4. National Grid Billing cycle
5. Septic system

- a. New Leach field was breached
  - b. We had an outbreak at that building
  - c. Bridgewater pump was called and they determined that the breach was not a the tank but at the leach field
  - d. Now need to open asphalt area and re-establish connection to old leach field
  - e. Projected cost would be \$3500-\$5000
  - f. Shane made motion to go ahead with the leach field work as presented
  - g. Sue 2nd
  - h. Unanimous Board agreement
6. Solar transfer stations need some maintenance
- a. Bill Eskholme will be sent to take a look and repair them as necessary

#### **OLD BUSINESS:**

1. Water Mains and Meters
  - a. Town of EB DPW is telling us that the building level water main valves and the meters will need replacement.
    - i. Some mains are seized and cannot be shut at the building level.
  - b. Some of the unit water mains are quite old and are no longer able to be shut off
  - c. We would like to start the process of replacing the water mains in the units
  - d. The Town of EB cannot locate the water shut off valve to the main water line.
  - e. We are going to try and find a copy of the building plans to see if we can find each unit's water main shutoff to the main water line.
  - f. We have also contacted the Town of EB DPW to see if they can try and locate the shut offs.
  - g. It is our belief that the individual shut offs were paved over many years ago at some of the buildings.
2. Solar Project
  - a. The SMART Incentive reimbursement amount of money is less than what we had at this time last year.
  - b. We have calls out to National Grid to try and find out why we have less incentive reimbursement money
  - c. Jordan Borchert has been scheduled to come and look at the systems on property and see if any of the inverters are offline or not operational.
  - d. Board will also try to get the login credentials to all of the Solar Edge systems so that we can monitor the systems ourselves.
3. Asphalt work
  - a. We have a request from a Unit Owner for repair of one of their deeded parking spaces.
  - b. We will putting out bids to different asphalt companies
  - c. We have added a budget line item for asphalt replacement and repair
4. Front Stair Replacements
  - a. Many of the front stairs have degraded and are in need of replacement.
    - i. Mahoney Bros. will be contracted again to continue the stair replacement rotation in the Spring/Summer 2023.

ii. ? likely will be next

5. Mailbox Replacement

- a. Still looking into pricing for mailboxes
- b. Replacement rotation of mailboxes may need to begin this year.
- c. Based on available funds, the Board will consider replacing 1 or 2 sets of mailboxes per year.

**MEETING ADJOURNED: 8:05 PM**

**INFORMATIONAL ITEMS:**

**LOANS:**

A. Solar Project Loan

- a. \$1,600,000, 9/14/20 7% interest, 25 yr. repayment
- b. Current loan amount owed: \$1,489,239.70
- 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 19, 2024 - 7pm East Bridgewater Town Hall 2<sup>nd</sup> Floor OR online through Zoom or Google Meet

**BOARD TERMS:** 2025: Sue Sheehan, Jeremy Foote  
2026: Steven Dias, Jim Duffy, Paul Stirling  
2024: Shane Abboud, Lorick Wash

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

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