

GREENSWARD VILLAGE ANNUAL MEETING  
JULY 19, 2014

Call to order: by Village Chair Read McCaffrey at 10:07 A.M.

Read announced that this evening's Greensward Village Annual Party will be held at the Popponesset Inn instead of the Cabana Club.

Call to approve the minutes of the 2013 Annual Meeting. Motion made, seconded and approved by all.

Read introduced Peninsula Council Executive Director, Mike Richardson and Special Maintenance Consultant, Tom Caston and committee members Dick Noonan and Alicia Morrow.

### **Read McCaffrey – Village Report**

#### **Financial Report**

The Village Maintenance Fee collection rate is 95%. Greensward Village's total assets as of June 2014 are \$188,000 as compared with \$143,000 at the same time last year.

#### **Roadway Costs Projections**

The Roadway Cost Projection Report is not available to us at this time. When it is received, the report will be included in the newsletter. Future costs include repaving Gleneagle Road, which is Greensward Village's responsibility. Special Maintenance is responsible for Greensward Road, Troon Way, Walton Heath Way and Fairway Lane.

#### **Crime**

Chief Collins is very aware of the problem that drugs are epidemic on the Cape and the cause of many break-ins. Please make sure that:

1. All cars in your driveway are locked.
2. The door that leads from your garage into your house is locked.

### **Troubled Properties**

Two properties in disrepair: the property at Greensward Road and Triton Rotary is for sale and a Gleneagle homeowner has been reminded that his property needs work.

A couple of other properties are in bankruptcy or foreclosure and we are trying to assist those involved.

### **Proposed Special Maintenance Fee Increase**

A proposed \$50 increase of the annual Special Maintenance assessment will be presented for a vote at the Peninsula Council annual meeting on August 9<sup>th</sup>, 2014. A recent road study recommended the increase for projected maintenance of 7.5 miles of roadway and in the event of an unforeseen catastrophe.

This Special Maintenance fee has not been increased in 11 years. If it passes, and it is recommended that you vote for the proposal, Greensward Village's annual fee will increase to \$625 in 2015. We currently pay \$575 annually, of which \$200 goes to Special Maintenance.

In addressing Greensward Village's financial situation, Dick Noonan reported that an increase would not be recommended at this time. However, a \$50, \$60 or \$75 annual increase may be put up for a vote at the 2015 Greensward Village annual meeting. Village roads will have to be assessed and analyzed. For example: When Gleneagle Road needs repaving, the cost will be in excess of \$100,000.

Currently, Village finances are in great shape. However, the \$188,000 total assets will reduce by the end of 2014.

“What are Village roads?”

Read explained that they are roads other than the “feeder” roads that are used by other villages. Mike Richardson said that Chris Burden and Carl Icahn initially determined which roads were “feeder” roads.

### **Officers and Chair**

The Village Board consists of 3 Board members and 3 alternates. All are volunteers.

After no additional nominations were received from the floor, a motion to reelect Read and Alicia to the Board was approved and seconded. Read accepted to stay as chair for another year. Dick has one year remaining of his 3-year term.

### **Mike Richardson – Area 5 Report**

Shrubs have been installed along roadway.

There will be 180 to 200 single-family homes and perhaps 10,000 sq. ft. of retail space plus 2 pools and a fitness center (which will replace the current fitness center.) Prices start around \$600,000 to 1+ million. 20 are committed at this time. Sports’ membership is included.

The traffic impact on Greensward Road will be lessened by the “Curb Cut” construction access off Great Neck Road S. The Town of Mashpee has approved permanent access, either one-way or two-way, after the development is completed.

John Falacci is in charge of development. There will be 5 phases. Phase One has 21 units. John will share information with Mike. John said that the 5-year build-up is realistic and it is undecided whether Area 5 will be gated. John had “no comment” about adhering to New Seabury’s “Code of Conduct” regarding construction hours, etc.

Irrigation, gas and sewers have been completed.

Will the Main Entrance be impacted? Yes.

### **Tom Caston – Special Maintenance Report**

Frog Leap Pond is being brought back to life. An 8-foot high and 20-foot wide lighted fountain and 3 bubblers will be installed in a week to provide oxygen to the water.

Is this permanent? Yes.

### **New Business - Read McCaffrey**

A neighbor has inquired: “I am buying a boat. May I store it in my driveway?”

Boats are allowed if they are hidden from view and do not have colorful shrink-wrap.

Is the Grace Center occupied?

No. The veterans group uses their Hyannis headquarters for the treatment of veterans and may have found that the Grace Center is too expensive to repair and refurbish and too difficult to sell.

The meeting was adjourned at 10:55 A.M.