

Peninsula Council Annual Meeting  
August 13, 2016

The 2016 Peninsula Council Annual Meeting was held at The Club at New Seabury on Saturday, August 13 with approximately 150 homeowners in attendance.

Joe Fisher, President of the Peninsula Council, brought the meeting to order at 9:00 a.m. Proper notice of the meeting had been sent to all residents along with a draft of the 2015 Annual Meeting Minutes and an agenda for the 2016 Annual Meeting. He welcomed the homeowners and introduced the current Officers of the Peninsula Council who were present at the meeting: (First Vice President - Darlene Furbush; Treasurer - Jane Goubeaux; Secretary - Mary Jane Richardson). Executive Director Mike Richardson was also introduced.

**Acceptance of the 2015 Annual Meeting Minutes:** Joe Fisher recommended that the draft copy of the 2015 Annual Meeting Minutes that homeowners received in the mail be revised to include the election of Peninsula Council Officers for 2015-2018. The revision reads as follows:

**Election of Officers:** Read McCaffrey, Chair of the Nominating Committee, presented a slate of officers for 2015 - 2018 to the attendees: President - Joe Fisher; First Vice President - Darlene Furbush; Second Vice President - Pat Bell; Treasurer - Jane Goubeaux; Secretary - Mary Jane Richardson, with the request to vote the entire slate at one time. A motion was made and seconded to accept the nominations and, by unanimous vote, to elect the nominees.

A motion was then made to accept the 2015 minutes with the revision and was seconded and unanimously approved.

**President's Report:** President Joe Fisher gave a brief history of our community, and commented that in 54 years our community has withstood a number of challenges - two land suits, a few recessions, S&L meltdown and even a bankruptcy - and our community continues to improve and provide an excellent quality of life envisioned by the designers of our community. This has much to do with support of our homeowners and the commitment of volunteers. Joe noted that he could not over-emphasize the importance of volunteers. We have over 1,400 homes, and our staff is very small. To keep our fees low, we need volunteers to donate their time and energy. If you would like to volunteer to help at the Peninsula Council, contact Mike Richardson or Joe Fisher.

**Treasurer's Report:** Treasurer Jane Goubeaux presented the Treasurer's Report. The Peninsula Council is in financial good shape thanks to Mike Richardson, Tom Caston, the Officers, and the Village Chairs. Fee collections are 99% in aggregate, and are tracking well. We are putting reserves away for future needs. No Village

increased their fees for the 2017 year. Membership fee collection was forecasted at 97.5% of the 2016 budget similar to 2015. Expenses for the Peninsula Council are below budget. The Council receives fees from Sandalwood, Poppy Place, Popponesset Island and the original seven Villages. The Council also receives fees from other Villages such as SeaQuarters, Maushop, The Mews Condos, Stendahl, Vineyard Reach, and Flat Pond. New Seabury Properties and New Seabury Real Estate also contribute for a total of \$160,000 collected from the category of other villages/entities.

Reserves declined in 2014 and 2015, but increased by \$22,000 in 2016. The \$50 increase in Special Maintenance fees this year is a significant factor in the increase, which will provide reserves needed for road resurfacing over the next ten years. Special Maintenance expenses were \$357,000 last year with over 80% going toward landscaping, road resurfacing, and road maintenance repairs.

**Executive Director's Report:** Mike Richardson presented the Executive Director Report. Our community is over 50 years old and it is looking better than ever. New more legible street signs - made of AZAK - were installed in 2016, and we are looking at lighting alternatives to gas lights.

Landscaping: all vegetation was upgraded this year to maintain our entrances and common areas. New lighting was installed at Caston's Garden.

Oxygen level at Frogs Leap Pond is now close to 8%, and 50 wide mouth bass have been placed in the pond.

There are new walking paths at Shore Drive West and Wading Place Road.

Two roads were repaved this year, and the Peninsula Council has been working with our vendors to update our 10-year plan for road maintenance. Crack sealing our roads saves money and keeps our roads safe.

The Annual Golf Classic was attended by 121 golfers. All had a good day.

Mike speaks with Mashpee Police Chief Scott Carline on a regular basis about any issues in our Community and the town of Mashpee. Regarding street parking: New Seabury has no rule against parking on the street. If a safety issue exists, call the Peninsula Council or the police who will assess the situation. Cameras are at several locations in New Seabury, and police have access to them, also. Police speed details are now more strict with ticketing as necessary.

Our landscaping vendors- Annie King, Eddie Gibbons, Tom Staruch - are local. They have been working with the Peninsula Council for a number of years and have kept their rates steady. Landscaping is looking good with more flowers this year. Storm drains are an ongoing issue but we have a storm drain maintenance program in place. The cost to replace a drain is between \$8,000 - \$10,000. The Council continues to do tree-trimming for safety and to keep our roads off the town's No Plow List each winter.

Villages are all solid financially due to good management by the Village Committees.

Our village collection of fees is at a high rate (98-99%).

**Old Business:** Real estate development update: 180 homes are planned for Section V. These homes at The Cottages have new composite cement siding.

Solar guidelines have been added to the ARC Guidelines.

Regarding the cell tower: Town of Mashpee did a ring test at the South Fire Station, If this does not work, New Seabury Properties may consider a cell tower at the driving range.

**New Business:** A Country Club membership update was provided.

### **Questions & Answers**

**1. Vineyard Reach has closed off the back path to the Country Club. Is there anything that can be done?**

Peninsula Council is aware of the situation. Vineyard Reach owns that property and has the authority to do so.

**2. Greensward resident mentioned that on Troon Way between #42 and #48, sand washes into the road and onto the golf course, so there is a pile of sand and a gully between the two properties. Can a berm be put in?**

Mike Richardson is well aware of the problem. Right now there is potential of building on the right side. Once that is completed, we may need to replace the drain.

**3. Resident wants to alert community that bicycles are being stolen for the Popponesset Marketplace and Community Center.**

**4. Robert Paul - Walton Heath: Thank you - community looks fabulous. one problem is parties with much drinking and this activity needs to stop.**

Notify the Peninsula Council of the name and address and a letter can be sent to the owner - this especially helps if the property is being rented. There are noise by-laws in Mashpee - no excessive noise between 10:00 p.m. to 8:00 a.m. Your best bet is to contact police.

**5. Noise is a problem during house construction/remodeling. Why are the ARC guidelines on noise not enforced.**

If a problem is detected while driving around the community, Mike notifies the workers/companies of the ARC restriction. Suggestion to first let your Village Chair know as he/she is in your community, so they can notify the offenders.

**6. Problem in Bright Coves where easement is taken over by homeowner.**

Mike stated that there is a plan in place to rectify the situation. Once homeowner is done with project, an inspection will be done and the area will be upgraded.

**7. Summersea resident asked if the issues over the Fourth of July at the Popponesset Spit have been resolved.**

Apparently, a social media note went out that friends should show up at the Spit on the Fourth and a number of people were out of control. Not many locals. Arrests were made. The next weekend a paddy wagon was at the Community House; memorandum sent out by Save Popponeset Bay and Popponeset Beach Association. Keep anything with four wheels off the beach.

**8. Greensward resident wants to notify the Council that bolts are up on speed bump on Shore Drive West.**

Peninsula Council has been called and will take out if necessary.

**9. At Promontory Point, trees are down. What is happening there?**

New Seabury Properties offices will be moving from Rock Landing Road to the site near Promontory Point on Seaneast Drive.

**10. A resident wanted to thank Tom Caston and Catherine Power for their work done in the community**

**11. Frank Satoni - SS: At Daniels Island, there was water access and residents could leave kayaks, but no longer.**

This area is owned by New Seabury Properties. Conservation is getting more strict. Oil dripping from vehicles is an issue. NSP says it is also an issue for liability insurance, kayaks cannot be left on coastal bank, the town says no shell fishing. If NSP puts condos by tennis courts, there could be water access.

**There being no further issues to discuss, the meeting was adjourned at 10:06 a.m.**