

## Peninsula Council Annual Meeting

August 12, 2017

The 2017 Peninsula Council Annual Meeting was held at The Club at New Seabury on Saturday, August 12 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 2016 Annual Meeting Minutes and an agenda for the 2017 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; Second Vice President: Pat Bell; Secretary-Mary Jane Richardson). Executive Director Mike Richardson was also introduced.

**Acceptance of the 2016 Annual Meeting Minutes:** A motion was made to accept the 2016 Annual Meeting Minutes. The motion was seconded and unanimously approved.

**President's Report:** Joe Fisher presented the Presidents Report commenting that our community is now 55 years old and the Peninsula Council is financially strong with reserves being built for the unexpected. The rain this year was unprecedented leading to the Peninsula Council office at 12 Mallway being flooded with six inches of rain water. The flood occurred on a Friday and with the help of the office staff and others, the entire contents of the office were moved to The Grace Veterans Center. The Peninsula Council was up and running on Monday at 9a.m. We lost a few files, but electronics devices were saved.

The ARC is busy with the construction of new homes and the remodeling of others . This is positive for the ARC, and our community continues to improve with the home renovations..

2017 is the last year of all officers' terms, so we will be looking for new officers to begin their three- year terms in August 2018. Elections will take place for new

officers at next years' annual meeting. Our entire board as well as the Special Maintenance Committee is comprised of volunteers. If you have an interest in volunteering as a Board Member or Officer, please contact Joe Fisher or Mike Richardson.

**Treasurers Report:** In the absence of Jane Goubeaux, Darlene Furbush presented the Treasurer's Report.

**Key Financial Indicators:**

**2016 Actual Cash Reserves** - Villages at \$1,012,600 and Special Maintenance & Membership were at \$359,400. for a total amount in cash reserves of \$1,372,000.

**2016 Actual % of Fees Collected:** Villages were at 98.9% and Special Maintenance & Membership were at 97.7%

**2017 Projected Cash Reserves:** Villages cash reserves are projected at \$1,132,000 and Special Maintenance and Membership cash reserves are projected at \$494,000 for a total projected amount in cash reserves for 2017 of \$1,626,000

**2017 Projected % Fees Collected:** Villages fee collection is projected at 99.1% and for Special Maintenance & Membership, the total % of collections is at 97.7% .

**Special Maintenance 2016 Actual Expenses** totaled \$369,722 and were divided as follows:

Landscaping - 42%

Road Resurfacing- 29.5%

Road Maintenance- 7.5%

Storm Drain Maintenance - 5%

Utilities - 6%

Insurance and Taxes- 6%

Other -4%

**Special Maintenance 2017 Expense Budget** totals \$376,778, and is divided as follows:

Landscaping - 39%

Road Resurfacing - 30%

Road Maintenance - 7%

Storm Drain Maintenance - 4%

Utilities- 6%

Insurance and Taxes - 6%

Other - 3%

Reserves - 5%

**Special Maintenance Road Reserve Update:** Dick Noonan presented the Road Reserve Update. In June 2014 the Special Maintenance Sub Committee's initial study identified that a short fall was forecasted in road reserves. The Committee recommended a \$50 increase in Special Maintenance dues to be applied to road reserves. This increase was approved at the August 2014 Annual Meeting and the dues increase was effective January 2016. In June 2017 a road reserve update was conducted.

**Methodology and Assumptions:** All Special Maintenance/Feeder Roads (7.85 miles) were assessed for: their current status and the estimated years of remaining useful life. Forecasted: Year of repaving for each road, accumulation of reserves and carry forward balances. The goal

was to stress reserve accumulation: nearest estimate of useful life used to target repaving; applied a blended cost of \$15 per sq. yard.

**Results:**

7 roads paved from 2018 to 2022- Initial reserve balance: \$420,00  
Ending reserves: \$222,000

3 roads paved from 2023 to 2027-Accumulated reserves: \$622,000  
Ending reserves: \$333,000

5 roads paved from 2018-2032: Accumulated reserves: \$733,000  
Ending reserves of \$39,000

**Conclusions:**

- 1)Using aggressive assumptions for costs ad timelines we are building sufficient reserves to maintain our roads over the planning horizon.
- 2)We should continue to perform an update every 3-4 years and be prepared to adjust our contributions to the Special Maintenance Reserve Fund.

*(Above information taken from Road Reserves Power Point Presentation)*

Discussion followed the presentation. It was asked how the Peninsula Council is investing the reserves and it was also asked if New Seabury Properties was contributing to reserves especially with the truck traffic during their construction projects. Per Joe Fisher, the Council is taking a conservative approach by putting as much as possible into CD;s with a laddering approach. NSP contributes \$25,000 annually, and once the new developments are built out, the new homeowners will then pay into reserves.

**Executive Director Report** - Mike Richardson presented the year in review and future outlook. Landscaping is a large expense annually. The flood of our office in July was unfortunate. New Seabury Real Estate is trying to rehab the building at 12 Mallway, but the Council has now located to the Veterans Grace Center at 22 Seaneast Drive. The Council has met with our vendors and they have kept their costs close to previous years. Eddie Gibbons ( landscaper) has retired and LBM has taken over his business.

We are looking at lighting issues. The gas lights are old and do not give off much light. Mike Sherman, Greensward resident, has recommended a new solar light, which the Peninsula Council will try. Electric lights are expensive to install due to no underground electric cables.

Some homeowners have suggested to the Peninsula Council turn our roads over to the town of Mashpee, The cost for that would be huge(millions of dollars) as we would need to take our roads up to state standards. We continue to take care of our roads and the approximately 180 drains. Speed Bumps - We have about 12 permanent speed bumps at \$3000 per bump to install.

Signage - We have purchased another speed sign.

Mike is working with Popponesset Beach Association and Maushop on new signs to make it easier for people to find their way around the area.

Parking - There is no prohibition for on street parking in Mashpee. If rentals are a problem, call Mike who will contact Fire Department and Police Department and Board of Health -- if more people are staying

than bathrooms allow, they will receive a citation from the Board of Health. If their parking obstructs emergency vehicles, they will receive a citation.

We are a safe community - use walking paths as much as possible.

Plowing- Trees will be trimmed so our roads will not be on the town's NO PLOW LIST.

Trees - there are so many trees here that they can crowd a yard leaving a house with mildew. The trees can also become infected with disease. It is necessary to take these trees down. There is no longer a fee to the ARC to cut trees down, but an ARC Permit is required. There is no clear cutting allowed.

Homes- There are currently about 100 - 150 homes for sale in New Seabury. At The Cottages about thirty homes have been built, 20 homes have been sold. There will be about 180 in total. The new athletic facility boasts a 7400 square foot pool.

ARC: Tom Bone is the new ARC Administrator and he is a great addition to he Council staff.

**Future**-There are 10 villages in the Peninsula Council and Mike has been asked by three other villages to join. All villages pay dues to Special Maintenance so they contribute to our roads. As NSP Villages are built out, those new homeowners will pay into the Peninsula Council.

We are looking into using credit cards for payment of fees

Cell tower- Town of Mashpee has agreed to work with a vendor using land at the South Fire Station for a cell tower..

In the future our roads will be our biggest expense. We are working to keep our drains usable- the cost to replace a drain can cost from \$10,000 to \$20,000.

### **Questions & Answers , Comments**

Comment: George Bell from Poppy Place encouraged people to use the walkway along Rock Landing Road for safety reasons.

Comment: Cathy Power of Fells Pond recommended homeowners lock car doors as some cars have been broken into when left unlocked.

Q. A Triton Sound resident requested a speed bump to be placed on Shore Drive West.

**A. Triton Chair George List is aware of the need for speed bumps on Shore Drive West and will look into this in the fall.**

Q. A Summersea resident mentions a need for speed tables. There seems to be no enforcement of speed limits.

**A. Mike says we currently have police details from Memorial Day to Labor Day and can request more police patrols in New Seabury.**

Q. A resident from Popponeset Island asks how many households are in arrears with annual fees.

**A. We are collecting over 90% in annual fees. if owner doesn't pay we charge interest and collect the money (past due fees and interest) at closing, or the owner does not receive a Certificate of No Assessment. A total of 2% of homeowners are in arrears which averages about \$11,000 for all villages out of half million dollars.**

Q. Harold Goldstein of Greensward asked about the property on Glenneagle Road which is in disrepair.

**A. The house will be torn down and be improved once the new home is built.**

Q. Peter Poras of Greensward asked if there is any way to stop the developer from clear cutting trees and remain consistent with the New Seabury feel?

**A. The developer is not subject to the ARC Guidelines. Though the ARC/Peninsula Council can talk with them about this.**

. Q. A Mews resident asked if there are there plans for the old fitness center?

**A. Mike says the plans for the old fitness center are unclear Mike will follow up with Paul Kruzel.**

With no further issues to be discussed the meeting was adjourned at 10:17 AM.

Submitted by MJ Richardson.