Peninsula Council
Annual Meeting Minutes
Popponesset Inn
August 8, 2026

Present:

PC Officers: Chris Avis, Julia Gershkovich, Rich Luskin, Bill White
PC Executive Director: Gale Pendergast
There were 115 members in attendance via head count inclusive of Officers.

President's Welcome & Call to Order **Chris Avis**

Chris Avis, 1st Vice President, opened the meeting at 9 am and announced that Eric Rothenberg resigned as Council President on August 7, 2026. On behalf of the Officers and the Board, Chris expressed gratitude to Eric Rothenberg for his contributions, particularly for his instrumental role in extending the Universal Village Declaration (UVD) for another 20-year period. Chris informed the members that he is the Acting President until the Interim President gets nominated by the Board of Directors in September 2026.

Approval of 2025 Annual Meeting Minutes **Julia Gershkovich**

Minutes from the Annual Meeting held last August were sent to all members sent via e-mail along with today's agenda and were unanimously approved.

Responsibilities of Peninsula Council **Chris Avis**

- Peninsula Council, New Seabury Homeowners Assoc., maintains infrastructure and appearance of New Seabury (excluding Club areas). This constitutes approximately 2000 homes in 29 Villages. Peninsula Council oversees 21+ miles of private roads, ~300 road drains, signage, lighting, landscaping, and walking paths. Each village has a homeowners association to oversee its own affairs and budget.
    - Of note: Separate and independent from Peninsula Council, there is New Seabury Development Corporation – Real estate development; Concert Golf (New Seabury Club) – golf courses, athletic center, beach & cabana clubs, The Lure, Popponesset Inn, 95 Shore ; New Seabury Club Board of Managers working to represent the best interests of members in dealings with Concert Club (New Seabury Club) management.
- Peninsula Council manages ARC and acts as property manager for 1099 homeowners in 8 villages: Bright Coves, Fells Pond, Greensward, High Wood, Poppy Island, Poppy Place, Summer Sea, Triton Sound (Original 6 covered by Universal Village Declaration).
- New Seabury Development Corporation is nearly finished with development and is likely to transfer ADDITIONAL roads and other areas to the PC as they pull out. The funds for Common Area Maintenance Infrastructure (CAMI) come from community homeowners dues from all the villages.

Executive Director's Report **Gale Pendergast**

Gale presented a comprehensive overview of accomplishments over the past year, covering staffing, vendors, CAMI improvements, traffic management, and administrative changes.

- Conducted a full bid process with five landscaping companies and six tree companies.
    - BJ's and Triple Crown are the new contracted vendors for landscaping and tree services respectively.

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    - Over $100,000 was spent on tree removal following the blizzard, the insurance does not cover such storm events (acts of God).
    - **Homeowners are encouraged to inventory their own trees this fall and proactively address hazardous trees to reduce future emergency costs.**
- A new vendor conducted a comprehensive analysis of all catch basins, cleaned and jetted them, identified new basins not previously on the map, and recommended repairs.
    - **Homeowners are asked to stop dumping yard waste in reserve areas to protect drainage infrastructure and trees.**
- Two new key staff members, Stacy Hylinski, Office Manager and Jim Kiley, ARC Manager, have significantly improved office operations and ARC management.
- The office moved from 33 Seanest Drive (which was under construction) to Deer Crossing, located above Ace Hardware, near Mashpee Commons. **The new office is more accessible, with no stairs and convenient location.**

CAMI Committee and Traffic/Speed Management/ Safety

In response to last year's Members concerns the key focus areas this year were speed, traffic, and e-bikes:

- Implemented a uniform 25 mph speed limit on the feeder roads throughout the community with new signage. Installed electric speed display signs;
- Added two crosswalks with flags, repainted road markings, and installed speed bumps (to be removed shortly after Labor Day).
- Arranged two police details per week through Mashpee Police; Working closely with Police regarding e-bike enforcement which remains a significant challenge. police acknowledge speeding and bikes is very difficult to control.
- Security cameras have been installed along walking paths and in major areas, capturing repeated violations by the same individuals. Security camera footage may be used as a tool for community outreach and, if necessary, public identification of repeat offenders.
- **REMINDER** that any kind of bike is prohibited on walking paths due to narrow width and pedestrian safety concerns.

ACH Electronic Payment

- The council switched banks from Eastern Bank to Cape Cod 5, which enabled ACH (automatic bank withdrawal) for annual dues without additional fees
- ACH authorization forms are available from Stacy; an e-signature option is also being explored.
- **Homeowners can now opt into automatic annual dues withdrawal starting in January.**

ARC (Architectural Review Committee) Update **Jim Kiley**

Jim Kiley provided an overview of ARC operations and an important upcoming regulatory change.

- New Seabury Special Permit expiring on October 12, 2026, represents a significant change to review and approval of construction plans: any structural changes to a home (expanding footprint, adding stories) will require ZBA (Zoning Board of Approval) approval from the town of Mashpee before ARC review and permitting.
- Jim clarified that non-structural work (driveway redos, interior renovations, etc.) will continue to go directly through ARC without ZBA involvement.
- **For planning purposes, homeowners should allow one to two months extra for major projects due to the ZBA process**, as the town may become overwhelmed with applications.

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Financial – Treasurer's Report **Richard Luskin**

Rich Luskin provided a brief update on the financials to date. An increase of $50 in CAMI fees was approved by the Board of Directors which helped absorb a $100k cost of the 2026 blizzard cleanup without touching the reserve funds. Annual budgets for each Village are developed collaboratively by PC and Village Committee. Village fees charged by each village are decided by the Village Committee and residents. Desired amount of each Village's retained assets (reserve funds) and the annual expenses is determined by Village Committee based on Village needs.

2025 PC Year End Assets

- Operating Funds PC Admin and Operations $ 29.2 K
- Common Area Maintenance & Infrastructure (CAMI) $ 655.6 K
- Architectural Review Committee (Operating) $ 94.4 K

2025 PC/Admin Operating Results

- ***Revenues***
  - Fees from Villages $ 180.4 K
  - Reimbursement from CAMI $ 60.0 K
  - Peninsula Reporter $ 7.2 K
  - Transfer from Reserves $ 50.0 K
    - ***Total Revenues*** ***$297.6***
- ***Expenses***
  - Office staff, payroll, payroll tax $ 155.6 K
  - Insurance $ 32.2 K
  - Legal $ 14.0 K
  - Taxes and Tax Preparation $ 7.1 K
  - Rent, Office Equipment, Utilities $ 24.3 K
  - Peninsula Reporter $ 7.4 K
  - UVD $ 7.9 K
  - Other $ 34.4 K
- ***Total Expenses*** ***$ 283.1***

2025 Operating Results CAMI

- ***Revenues***
  - Fees collected from 27 Villages $ 456.6 K
  - Fees collected from NS Properties, NS Real Estate, Popponesset Beach Assoc $ 35.6 K
  - Interest $ 17.5 K
- ***Total Revenues*** ***$ 509.7 K***

- ***Expenses***
  - General

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(Insurance, legal, R.E. tax, traffic control, supplies, security, etc.) $ 52.1 K
- Landscape & Maintenance $ 228.8 K
- Road & Drain Expenses $ 122.9 K
- Utilities & Utility Repairs $ 28.3 K
- Reimbursement to PC Admin & Ops (Staff & Overhead) $ 60.0 K
- Contribution to CAMI Reserves $ 17.6 K

- ***Total Expenses*** ***$ 509.7 K***

2025 ARC Operating Results

- ***Revenues***
  - Project filing fees $ 49.7 K
  - Real Estate transfer fees $ 37.3K
  - Interest Earned $ 2.1 K
- ***Total Revenues*** ***$ 89.1 K***

- ***Expenses***
  - Office staff, consultants, architects $ 48.7 K
  - Office Expenses, legal fees $ 6.9 K
  - Transfer to Reserves $ 33.5 K
- ***Total Expenses*** ***$ 89.1 K***

Revision of the By-Laws **Julia Gershkovich**

The By-laws committee comprised of representatives from the Original 6 and Managed villages prepared a draft of the by-laws posted on the PC website. Based on comments and question the committee received, there are a few points to be further clarified before the revised by-laws will be brought to the members for voting.

Peninsula Reporter **Bill White**

- Peninsula Reporter is mailed to approximately 1500 homes. Its layout, Ad sales, printing, postage & distribution have been handled by outside agency and were cost neutral to PC. Unfortunately, the outside agency lost $39K during expiring 3-year contract due to increased paper costs, higher postage & labeling expenses and softer advertising sales.
- The officers decided that there will be a gradual 15-month transition to Digital format which will allow the Peninsula Reporter to continue communicating and connecting the New Seabury Community. Once fully converted to digital format, the PC Reporter is anticipated to return to being expense-neutral:
  - Printing, postage, and distribution costs will be eliminated.
  - Advertising revenue is expected to offset ongoing digital newsletter expenses.
  - Digital format provides opportunities to expand advertiser visibility and engagement, while reducing overall operating costs.

Election of Officers **Julia Gershkovich**

NOTE: President- Chris Avis is the Acting President until the Board of Directors appoints an Interim President to serve until 2027 Annual Meeting election.

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Newly Elected:

- Treasurer (3-year term): Ken Bring
- 2nd Vice President (3-year term): Richard Luskin

Continuing Officers:

- Chris Avis – 1st VP (through 8/27)
- Julia Gershkovich – Secretary (through 8/27)

Q&A

- A new homeowner asked to update the welcome letter to include village identification (e.g., Bright Coves) and website login credentials.
- A question was asked about requiring a minimum stay limit for Airbnb rentals. PC will inquire about this possibility within current MA state regulations
- Concerns were raised about the road condition at the Market place, roadside brush at the exit of the Popponesset Inn which obstructs the stop sign. It was clarified that this section is not maintained by the PC

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