PENINSULA COUNCIL HOMEOWNER'S ASSOCIATION ANNUAL MEETING 8/8/26

NEW SEABURY
Homeowners Assn.
PENINSULA COUNCIL INC.

AGENDA

- **Welcome – Eric Rothenberg**
- **Approval of 2025 Annual Meeting Minutes – Julia Gershkovich**
- **Responsibilities of the Peninsula Council – Eric Rothenberg**
- **Executive Director's Report – Gale Pendergast**
- **Architectural Review Committee – Jim Kiley & Gale Pendergast**
- **Treasurer's Report – Rich Luskin**
- **Revision of Bylaws – Julia Gershkovich**
- **Peninsula Reporter – Bill White**
- **Election of Officers – Eric Rothenberg**
- **Resident Comments and Questions**

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New Seabury is Complicated

- **New Seabury Properties – Real estate development (winding down)**
- **New Seabury Club (Concert Golf) – golf courses, athletic center, beach & cabana clubs, The Lure, Popponessett Inn, 95 Shore**
- **New Seabury Corp/Chris Burden: Marketplace, Marina, Real Estate**
- **Peninsula Council – New Seabury Homeowners Assoc. Maintains the infrastructure of New Seabury in all areas except the Club.**
- **Approximately 2000 homes in 29 Villages. Each village has a homeowner's association to oversee its own affairs and budget**

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Peninsula Council Responsibilities

- **Maintaining the infrastructure & general appearance of the New Seabury community**
  - **21+ miles of private road (14+ miles Villages & 7+ miles CAMI)**
  - **≈ 300 road drains (200 Villages & 100 CAMI)**
  - **Maintaining more than 2 million trees and bushes (a few less now)**
  - **Mowing roadside berms**
  - **Installing and maintaining signage**
  - **Planting approx. 3000 flowers**
  - **Road lighting**
  - **Walking paths, gardens and 130 reserve lands (including taxes)**
- **Property manager for 8 Villages**
- **Managing the Architectural Review Committee (ARC)**

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Executive Director's Report

- **The First Year:**
  - **New contractors with bids**
  - **New office location**
  - **Blizzard – CAMI Reserves**
  - **Traffic & Security**
- **Coming Soon:**
  - **ACH Transactions for easier payments**

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Villages Currently Managed by the PC

- **Bright Coves***
- **Greensward***
- **Poppy Island**
- **Summersea***
- **Fells Pond***
- **High Wood***
- **Poppy Place**
- **Triton Sound***

*** Original 6 unincorporated villages covered by Universal Village Declaration**

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Villages Managed by the PC

- Bright Coves – 231 homes
- Fells Pond – 150 homes
- Greensward - 306 homes
- High Wood - 125 homes
- Poppy Island - 26 homes
- Poppy Place – 14 home
- Summersea - 165 homes
- Triton Sound – 32 homes

Total = 1099

- Budgets for each Village developed collaboratively by PC and Village leadership.
- Fees charged by each Village decided by Village leadership and residents.
- Desired amount of each Village's retained assets determined by Village leadership based on Village needs.

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ADDITIONAL VILLAGES AFFILIATED WITH THE PC

- **The Bluff**
- **Fairway Homes at Seaside**
- **Little Neck**
- **Maushop**
- **Mews Condos 4A, 5A, 4B, 4C**
- **Preserve at Flat Pond**
- **Promontory Point A & B**
- **Sandalwood**
- **Seaquarters & Seaquarters Condos**
- **Seaside**
- **Stendahl**
- **The Cottages – Phases 1 & 2**
- **The Cottages - Phase 3**
- **The Cottages – Ockway Village**
- **The Mews Patio Homes**
- **Vineyard Reach**

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Architectural Review Committee

- **Established in 2003 to protect and improve home values.**
- **Helps ensure consistency of aesthetics across of all New Seabury.**
- **Homeowner's association monitoring its homeowners**
- **Responsibilities defined in Village Declarations**

ARC Committee Members

Jim Kiley, Manager

Steve Cook, Design Consultant

Brad Sweet, Consultant

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Architectural Review Committee

New Seabury Special Permit Expires 10/12/26: Implications

- Current Home Project Process
  - Obtain approval of design plans from ARC, including any variance such as lot coverage or setbacks.
  - Submit ARC approved plans to Mashpee Building Dep't. to obtain Building Permit. If variance approved by ARC, Town will approve.

- Home Project Process after 10/12/26 for any proposed structural changes
- Homeowner submits request to Mashpee Zoning Board of Appeals (ZBA).
- If approved by ZBA, homeowner submits application to ARC for review.
- Once ARC approval obtained, ARC/homeowner submits application to Mashpee Building Dep't. for review and permit.
- Process applies even if home not currently in New Seabury Special permit area.

Note:

- ARC no longer has authority to approve any variances.
- No process change for minor projects such as paint, siding, windows, doors, roofs.

TREASURER'S REPORT
2025 Year End Assets – Peninsula Council

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

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2025 Operating Results – PC Administration & Operations

- **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**

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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 (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

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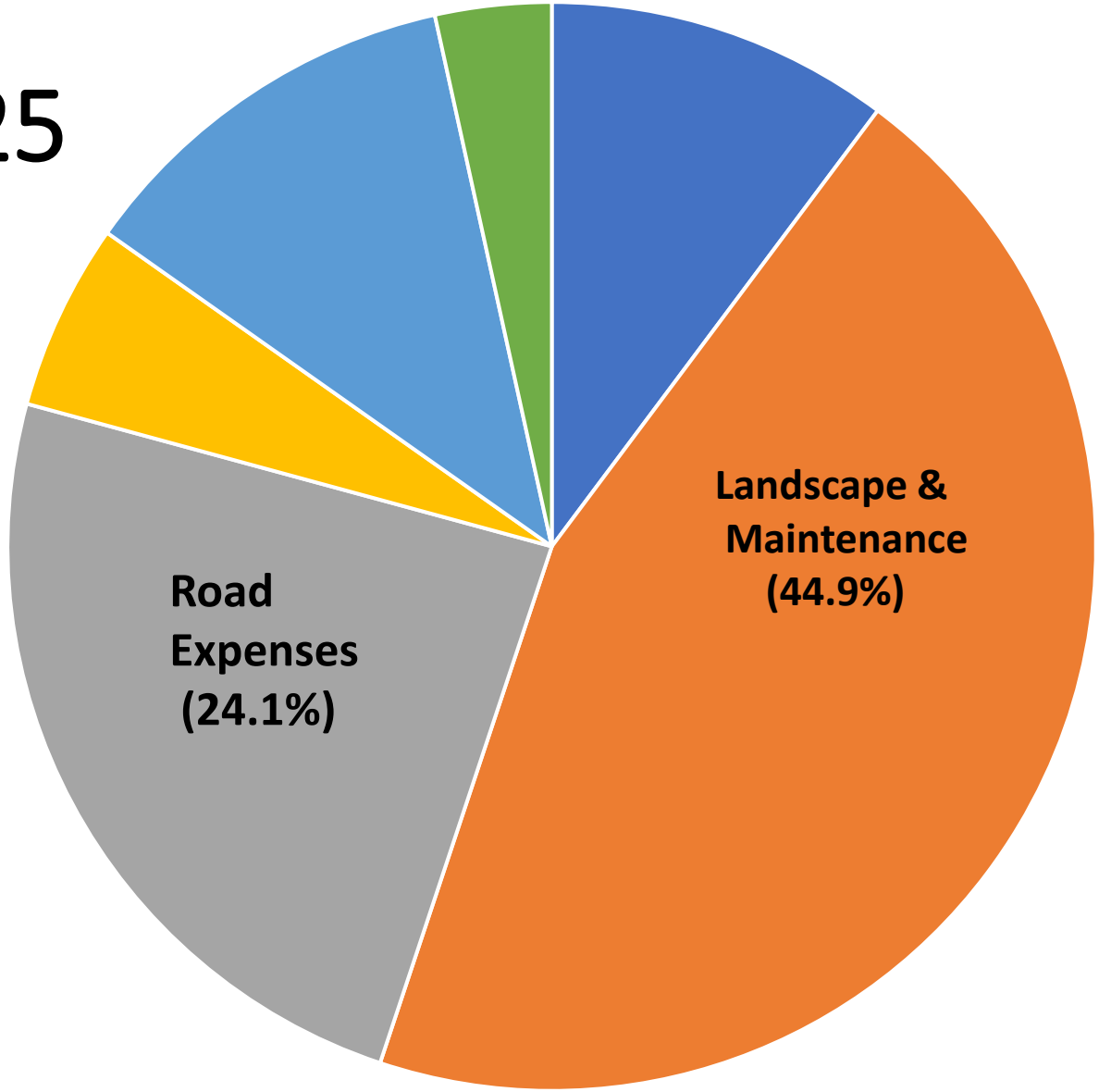
CAMI 2025



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Architectural Review Committee

Sources of Revenue are Unpredictable

ARC Permits/Project Filing Fees

2026 - 111/$20,837 (6 months)
2025 - 262/$49,784
2024 – 253/$41,532
2023 – 256/$38,951
2022 – 307/$57,898
2021 – 294/$46,120

Real Estate Transfer Fees

2026 - $18,400 (6 months)
2025 - $37,300
2024 - $20,000
2023 - $20,000
2022 - $36,600
2021 - $58,775

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2025 Operating Results – Architectural Review Committee (ARC)

- **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**

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Revision of PC Bylaws

- Last revised 2012
- Defines 3 categories of Villages served by the PC:
  - Original Six Villages; Managed Villages; Affiliated Villages
- Revises, clarifies & defines roles within structure of the PC
  - Officers; Director; Bd. of Directors; Executive Cmte; Membership
- Revises Bylaw revision approval process
- Modernizes meeting & voting processes
- Clarifies Village election process in OSV

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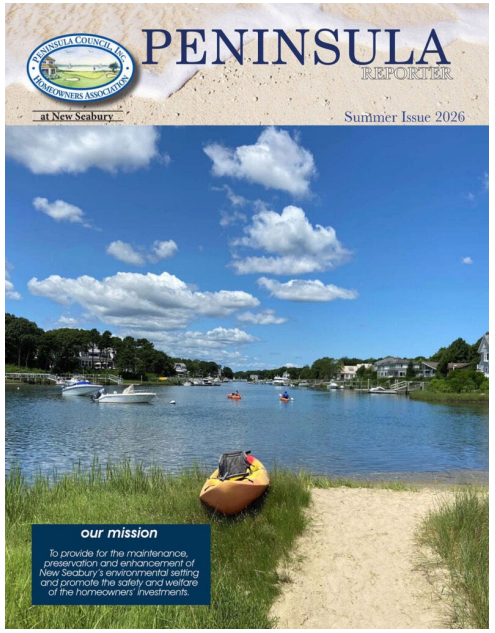
Peninsula Reporter – Current Situation



- Mailed quarterly to ≈ 1500 homes
- Layout, Ad sales, printing, postage & distribution have been handled by outside agency.
- Has been cost neutral for PC
- Outside agency lost $39K during expiring 3-year contract.
  - Increased paper costs
  - Higher postage & labeling expenses
  - Softer advertising sales

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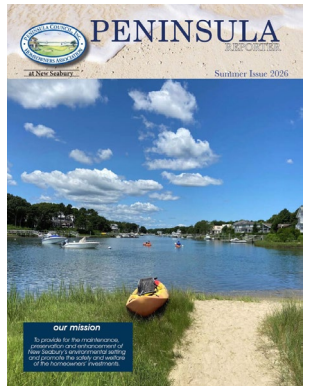
Peninsula Reporter – Moving Forward



- Gradual 15-month transition to Digital
  - One year contract: ≈ $15K - $20k cost to PC
  - Gradually shift readers to digital newsletter delivery
  - Transition advertisers from print to digital advertising opportunities
  - Maintain consistent communication with residents throughout process.

- Long-Term Financial Outlook
  - Once fully converted to digital format, anticipate return to being expense-neutral.
  - Printing, postage, and distribution costs will be eliminated.
  - Advertising revenue expected to offset ongoing digital newsletter expenses.
  - Digital format provides opportunities to expand advertiser visibility and engagement while reducing overall operating costs.

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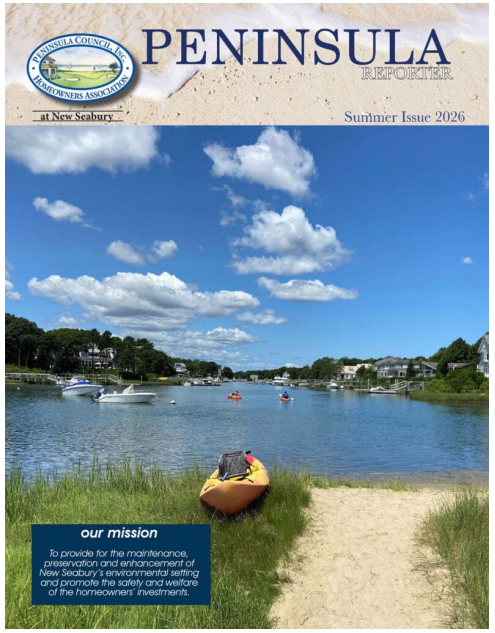
Peninsula Reporter

- Benefits of Newsletter to Homeowners
  - Keeps residents informed about community news, projects and upcoming events.
  - Provides timely updates on policies, rules and Board decisions.
  - Strengthens communications between PC Board and residents.
  - Encourages resident engagement in community activities.
  - Supports local businesses and service providers through community advertising.



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Election of Officers

- **Ken Bring nominated for a 3-year term as Treasurer**

- **Rich Luskin nominated for a 3-year term as 2nd Vice President**

OFFICERS Continuing

- **Chris Avis -1st Vice President through 8/27**
- **Julia Gershkovich – Secretary through 8/27**
- **Eric Rothenberg – President through 8/28**

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Homeowners Q & A

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