

Peninsula Council Annual Meeting  
August 11, 2018

The 2018 Peninsula Council Annual Meeting was held at The Club at New Seabury on Saturday, August 11 with approximately 200 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 2017 Annual Meeting Minutes and an agenda for the 2018 Annual Meeting. Prior to the meeting, a typo was corrected in the 2017 Draft minutes on Page 3 Line 4 where dates were changed **from** 2018-2032 **to** 2028 -2032. These corrected minutes had been distributed to the audience prior to the annual meeting. Joe 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 2017 Annual Meeting Minutes:** A motion was made to accept the 2017 Annual Meeting Minutes. The motion was seconded and unanimously approved.

**President's Report:** Joe Fisher presented the Presidents Report commenting that our community is getting better and better every year and the Peninsula Council is financially strong. Cash reserves have increased 64%, which is important as this year we experienced four Nor Easters costing \$63,000 for the cleanup of our community. The Peninsula Council is a frugal organization and relies on many volunteers - committees and board members and officers- to make decisions for our community.

**Treasurers Report:** First Vice President and Treasurer Darlene Furbush presented the Treasurer's Report.

**Key Financial Indicators**

**2016 Actual Cash Reserves** - Villages were at \$1,012.6 and Special Maintenance & Membership were at \$359.4. for a total amount in cash reserves for 2017 of \$1,372.0.

**2016 Actual % of Fees Collected** - Villages were at 98.8% and Special Maintenance and Membership were at 97.7%

**2017 Actual Cash Reserves** - Villages were at \$1,126.3 and Special Maintenance & Membership were at \$464.1 for a total amount in cash reserves for 2017 of \$1,590.4.

**2017 Actual % of Fees Collected:** Villages were at 100.2% and Special Maintenance & Membership were at 99.2%

**2018 Projected Cash Reserves:** Villages cash reserves are projected at \$1,016.0, and Special Maintenance and Membership cash reserves are projected at \$450.0 for a total projected amount in cash reserves for 2018 of \$1,466.0

**2018 Projected % Fees Collected:** Villages fee collection is projected at 99.5% and for Special Maintenance & Membership, the total % of collections is at 98.8% .

**Special Maintenance 2017 Actual Expenses** totaled \$430,031 and were divided as follows:

Landscaping - 46%  
Road Resurfacing- 20%  
Road Maintenance- 9%  
Storm Drain Maintenance - 4%  
Utilities - 5%  
Insurance and Taxes- 5%  
Other -11%

**Special Maintenance 2018 Expense Budget** totals \$410,378, and is divided as follows:

Landscaping - 43%  
Road Resurfacing - 20%  
Road Maintenance - 10%  
Storm Drain Maintenance - 5%  
Utilities- 4%  
Insurance and Taxes - 5%  
Other - 7%  
Reserves - 6%

**Executive Director Report** - Mike Richardson presented the year in review and future outlook.

*Fees:* are being collected at a high percentage rate. There is a plan in place to collect outstanding monies. It was a busy winter with hundreds of trees down, and hard work by Tom Staruch of Quality Tree, and follow up by Tom Caston, Tom Bone and Mike Richardson. Peninsula Council sent out emails notifying those

homeowners who had fallen trees on their roofs and properties so they could make the appropriate arrangements for removal.

*Drains:* There 180 drains in New Seabury and they have been full with tree leaves, pine needles and mulch. Mike requested that homeowners put up a stone border along their properties to prevent their mulch from coming down into the road and into drains ( mulch in a drain blocks water and settles in pipes, turns solid and causes backups). This would hopefully reduce drain issues and save on drain costs for clean out, repair and replacement. The Council continues to clean drains annually and as necessary.

*Roads:* New Seabury roads are in good shape. New Seabury ,the developer, contributes to the cost of the roads since their construction trucks most likely cause some damage to our roads.

*Lighting:* Our gas lights are 60 years old. Peninsula Council has added LED lights and solar lights in New Seabury. Solar lights are installed at the Brain Center, at the corner of MidIron and Fairway Lane, and at Rock Landing Road and Shore Drive. The solar lights seem to be working well. Another one will be placed at Summersea Lane and Summersea Road. If you have a need for a solar light, contact Mike Richardson or Tom Caston. Thank you to resident Mike Sherman for his help in obtaining the solar lights.

*Cell tower:* The cell tower is still in discussion. The Cape Cod Commission will hold a public hearing in early September and the Peninsula Council will notify homeowners with the date, time and place so they can attend.

*The Country Club:* There have been improvements at the Club with the new management -President and General Manager Chris Card and Food and Beverage Director Pedro Gonzalez There have been more events and the attitude of the community seems to have improved.

*Peninsula Council office:* Kudos were given to ARC Manager Tom Bone for the great job he is doing, and thanks were given to both Tom and Peggy Bone for their assistance to homeowners and staff.

*Future Plans:* Keep fees at conservative level, maintain New Seabury properties, maintain limbs to keep roads clear, keep drains working and maintain our infrastructure.

*Developer:* First section of *The Cottages* is sold out. They are currently building ten more there, and have sold two at Seaside. There is one home left for sale in Great Flat Pond. Residents of the Cottages are buying Club memberships, and it seems that there are younger people in the community. New Seabury is close to build out. Their plan initially called for condos on both sides of the Popponesset Inn and also at the area of the tennis courts. 100-150 potential homes to go. Developer contributes \$25000 to the Peninsula Council annually. As a new area is built out, these "villages" pay Special Maintenance and annual fees to the

Peninsula Council. Joe Colasuonno , John Falacci and Mike Richardson communicate frequently.

ARC: 380 permits issued in 2018 vs. 276 in 2017. 128 resale homes were sold in 2018 and 115 in 2017. Real estate is moving

**Election of Officers:** The Nominating Committee included Joe Fisher, Mike Richardson, Cindy King, Catherine Power and Alicia Morrow.

Joe Fisher, Chair of the Nominating Committee, presented a slate of officers for 2018-2021 to the attendees: President- Dick Noonan; First Vice President-Nancy Haven; Second Vice President-Karyn O'Connor; Treasurer- Darlene Furbush; Secretary – Alicia Morrow, 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.

### **Questions and Answers**

Q: What is the cost of paving per mile?

A. Mike Richardson: \$15 per square yard to repave. Dick Noonan says due to the road study we know all roads' linear footage and square yardage. It will be 15 - 20 years for resurface. Cost will be \$15 per square foot. We have ample road reserves for next 10-15 years.

Q. A resident asked if a stop sign could be placed on Cross Road as they leave the Cottages heading by Fells Pond.

A. Mike Richardson agreed to placing the stop sign.

Q: Are we paying for the Athletic Facility landscaping?

A. Mike Richardson answered, "No".

Q: Yvonne Courtney thanked the Peninsula Council the for good job with winter cleanup. She voiced her opinion of selling marijuana in Mashpee.

A. Mike Richardson suggested residents attend the Mashpee Town Meeting where voices can be heard.

With no further issues to be discussed the meeting was adjourned at 10:17 AM.  
Submitted by MJ Richardson, Secretary.