

Peninsula Council
Board of Directors Meeting Minutes
January 26, 2019

Present: Richard Noonan, Alicia Morrow, George Bell, Nancy Haven, Bill Blaisdell, Hugh D'Ambrosio, Tom Caston, Mike Richardson, Cindy King, Betty Barrett, Karyn O'Connor, Darlene Furbush, Risa Schneider-Fine, Marty Sullivan, Catherine Power, Ed Grosso, Charles Robinson, George List, Jarred Sherman, Carolyn Donohue, Peter Donohue,

President Dick Noonan called the meeting to order at 9:34 A.M.

Secretary's Report:

The minutes of the November 2018 meeting were accepted, seconded and unanimously approved.

Treasurer's Report:

Darlene Furbush presented this report. The 2018 financials have been completed. One hundred and three percent of fees was collected. The overage is due to late fees and sales. Only two villages were under 100%. All villages and Special Maintenance are solvent even though snow/storm cleanup and landscaping expenses were over budget. In some cases, they were doubled. We all have money; dues are coming in; and all have great balances.

Executive Director's Report:

Mike Richardson presented this report. 2018 was a pretty good year but tree and bush growth was extraordinary. The town refused to plow unless more trimming was done. We stayed on top of it, but it cost more money. Unhealthy trees were removed. Landscapers and Tom Staruch of Quality Trees did a good job. Dick Noonan thanked Tom Caston for his good management of Special Maintenance.

Committee Reports:

ARC

Mike Richardson presented this report. Tom Bone is doing a good job. The necessity of permits came into question. It was mentioned that

anything beyond maintenance would require a permit. However, if a house is painted the same color, a permit is required to ensure that the color is correct. If there are any questions regarding the need for a permit, Tom Bone should be consulted. Revenue from permits helps to maintain the integrity of our community. A board member suggested that Tom Bone have a column in The Reporter. One topic should be the positive side for issuing permits. ARC is a very busy office that in 2018 issued 275 permits.

Reporter

Mike Richardson presented this report. LPI has almost fully taken over The Reporter. Mary Jane Richardson is still involved as she maintains the quality of The Reporter. Alicia Morrow had questions about The Reporter. How can we prevent the village articles from being redundant? Village chairs should attempt to make their articles more informative and less repetitive. Can the Peninsula Council's monthly board meeting minutes be printed in The Reporter? Dick and Mike will sum up the Peninsula Council's monthly board meeting minutes and publish the summary in The Reporter. A board member suggested adding the board meeting minutes on the website. Mike agreed with the caveat that they be noted as "Draft."

Constant Contact can also be a tool to disseminate information to homeowners. It was used to forward a memo from Carolyn Donohue of Bright Coves with details for assisting Coast Guard members affected by the shutdown. Mike thanked her.

Maintenance

Mike Richardson presented this report. There are a lot of leaves but the roads are all in good shape. We are using the same vendors and Rick Corey was noted as doing a good job. The broken sign at the Walton Heath Way entrance is being repaired.

Special Maintenance

Tom Caston presented this report. Special Maintenance has over \$500,000 in the bank. Currently, there is a General Reserve but not a Catastrophic Reserve built into the budget. The \$500,000 would not cover all the roads (if done at one time.) As you remember, we are accumulating reserves at a sufficient pace to pave all our roads on the anticipated schedule for the next 10-15 years. A future project is to add lighting and improvements along Rock Landing Road to the pond. Perhaps, it could be a joint venture with New Seabury. A board member asked about the future of

the construction road from the Cottages to Great Oak Road. After completing the Cottages, it could become a one-way road out of the Cottages. The fence on Mall Way will be removed. A board member asked if the Peninsula Council receives fees from the Cottages. Special Maintenance receives fees as the homes are built and occupied.

Old Business:

Mike Richardson presented these reports.

Airbnb

Dick Noonan reported that he obtained a legal opinion. At this time, all that we can do is to report fire, health and safety issues. If our current by-laws had restrictions on Airbnbs, we could control them. If we amended the by-laws now, this could lead to legal challenges. Effective in 2019, a Massachusetts state law was passed that allows the state and towns to tax some residential rentals. There are certain limitations on length of stay.

Cell Tower

Mike reviewed the history of a proposed cell tower located on town property behind the Redbrook Fire Station. This proposed 150-foot cell tower would not cover all of New Seabury. The developers are scheduled to have a public hearing in front of the Mashpee zoning board on Wednesday, February 13th. Mike and Christopher Card are working on a project to add 3-foot skinny antennas on telephone poles located near the clubhouse and Popponesset Marketplace. The Popponesset Association Board chair agrees. These would provide better coverage for all of New Seabury. Approval is not needed from the Town of Mashpee. Verizon and T-Mobile would pay for the installation. The ARC would have to approve the height.

New Business:

Mike Richardson presented these reports.

2019 Budget Process

Memos and 2019 budget packets were distributed to all but one village chair. These budgets were based on financial history and the expenses for last year. Mike should be advised of any changes within a couple of weeks. He suggested that the numbers be conservative.

Winter Preparation

Once again, Mike stressed taking proper precautions to prepare homes for winter.

New Seabury Club Update

Mike distributed pictures of the club's renovation. They hope to have the project completed by Memorial Day 2019.

Quarterly Meetings

Should we continue having 9 monthly meetings? Should they be quarterly? After a discussion of pros and cons, the 9 monthly meetings schedule will not be changed.

Village Reports:

Greensward Village

All quiet.

Triton

Sunken hole on Triton Way caused when utilities lines were laid during construction.

Bright Coves

All quiet except for a door blown open in an unoccupied home. It was suggested that we observe properties for problems as we take a winter walk.

Poppy Place

The bottoms will be removed from fences in an effort to save the fences. Negotiating with a landscaper to save 20% of cost of spring cleanup of all 14 homes and common areas.

Sandalwood

All good. Entrance will be re-landscaped.

Fells Pond

All good. Clean up done. Will replace vertical drain covers. There will be a village party this year.

Summersea

Dealing with traffic issues; looking at adding a speed bump; drivers go right through the stop sign; eyebrows cleaned up. Board members suggested a light or reflectors on stop sign. Mike said that New Seabury plans to reconfigure the Summersea entrance area.

The Mews

All quiet. 25% of the residents are living here full time.

Highwood

No major issues.

Promontory Point

Nothing to report.

There being no further issues to discuss, a motion was made, seconded and unanimously approved to adjourn the meeting at 10:56 A.M.

Submitted by Marie Alicia Morrow