

Peninsula Council  
Board of Directors Meeting Minutes  
February 16th, 2019

Present: Tom Bone, Bob Biemer, Mariana D'Ambrosio, Alicia Morrow, Nancy Haven, Bill Blaisdell, Tom Caston, Mike Richardson, Betty Barrett, Karyn O'Connor, Darlene Furbush, Risa Schneider-Fine, Marty Sullivan, Catherine Power, Ed Grosso, Charles Robinson, Carolyn Donohue, Peter Donohue,

Mike Richardson called the meeting to order at 9:40 A.M.

**Secretary's Report:**

The minutes of the January 2019 meeting were accepted, seconded and unanimously approved.

**Treasurer's Report:**

Darlene Furbush presented this report. All budgets are in and have been approved by the villages.

**Executive Director's Report:**

Mike Richardson presented this report. We are in good shape. Fees are coming in regularly as usual. Peggy Bone does a good job following up with delinquents. Mike goes after the difficult collections and, if necessary, Rob Mills can take the homeowners to court. The Peninsula Council cannot publish the delinquents' names. The 2019 rates for all vendors will be the same as in 2018. Mike will recommend vendors if they are doing a good job. For the time being, the Peninsula Council will meet at the Veterans' Outreach Center. There is plenty of room if villages want to hold their annual meetings at the center. With the exception of one village, all villages have their reserves in interest bearing accounts.

We are reviewing 5 potential projects:

1. Solar lights

Planning to add a solar light at the intersection of Summersea Road and Summersea Lane.

**2. Streetlights**

The lack of underground electric lines and telephone poles makes replacing gas lamps with electric streetlights problematic. Since Popponesset Island has telephone poles, they were able to attach 5 streetlights to them. Their plan is to shut off or cap the gas supply to the existing gas lamps, but there are 2 concerns: (1) allocated fees for the other villages will increase and (2) a gas odor may still be detected.

**3. Cell Tower alternative**

Looking into placing 3 or 4-foot small, unobtrusive antennas on telephone poles in Popponesset Beach and New Seabury. The exact dimension of the antenna is presently not known.

**4. Vacuum trucks**

Found some companies that just sweep the roads. Trying to find one that includes sweeping the berms and vacuuming leaves.

**5. New speed sign**

Looking into purchasing a \$3000 movable Speed sign with license plate recognition. Villages would be asked to contribute.

**Committee Reports:**

**ARC**

Tom Bone presented this report. Everything is moving along.

**Reporter**

Mike Richardson presented this report. The February 2019 Reporter will be in the mailbox next week. LPI has several units so coordination logistics can delay the publication.

**Maintenance**

Mike Richardson presented this report. Everything looks good. The downed Speed Limit sign on Fairway Lane was restored and the broken Walton Heath Way entrance sign will be fixed on Monday. Post and rail fences are old and, if necessary, Special Maintenance will replace some of them. Cost - \$2,000 at most.

## **Special Maintenance**

Tom Caston presented this report. Additional lighting is planned in the gardens. The budget looks good. The road reserve increases by about \$80,000 each year. The \$50 added to the dues a few years back goes into this reserve. Tom asked if there is anything more that can be done to enhance New Seabury. Walking paths are being worked on and their map is being upgraded. If the New Seabury Company's points of interest are included on the map; they will contribute to the cost. It is now possible to go from Popponesset Island to the Club on walking paths.

## **Old Business:**

Mike Richardson presented these reports.

## **Airbnbs and Sober Houses**

A board member asked if Sober Houses, Airbnbs and home rentals are considered commercial and not residential properties. Mike will find out the definition of commercial property. Nothing in the Peninsula Council's By-laws restricts them. If noise, parking, fire, safety or health issues arise, we can report them to the proper town authorities. So far, there have not been any problems with the Sober House in Sandalwood.

## **Cell Tower**

Last week, the Mashpee Zoning Board of Appeals passed a height variance to allow the 101 Red Brook Road cell tower to reach up to 150 feet. The cell tower project needs a special permit from the Planning Board before it can move forward at this location. The Planning Board will meet in April 2019. As far as placing a cell tower in New Seabury, the town's process would be followed first. The pros of the current proposed location are: it would be on town owned land and trees would surround it. The cons from nearby homeowners include concerns about property devaluation and potential health issues. Mike encourages homeowners to attend the Planning Board meeting to voice their support of a cell tower.

**New Business:**

Mike Richardson presented these reports.

**2019 Budget Process**

Fees are coming in.

**Winter Preparation**

Remember to properly maintain homes for winter.

**Village Reports:****Bright Coves**

Nothing to report

**Fells Pond**

All good. Bald Eagle spotted on pond. Jack Fitzsimmons passed way. He served on the Fells Pond board, ARC and Mashpee Conservation Commission. A bench or stone may be placed in his memory.

**Greensward Village**

Except for damaged signs, all is good.

**Highwood**

Doing fine

**The Mews**

All good

**Promontory Point**

Nothing to report

**Poppy Place**

Budget approved; end of year flat

**Sandalwood**

Quiet Sober House

**Summersea**

The location of the Stop sign at the corner is an issue.

There being no further issues to discuss, a motion was made, seconded and unanimously approved to adjourn the meeting at 10:22 A.M.

Submitted by Marie Alicia Morrow.