

PATRICIAN SHORES ASSOCIATION

Minutes PSA September 4th, 2021 Meeting

Welcome & Opening Remarks

President Griffin opened the meeting at 10:00AM. He welcomed and thanked all attending and noted that Secretary Cindy White was unable to be with us today due to a previous commitment. Susan Rourke agreed to take the minutes of the meeting.

Announcements

President Griffin asked that those who wish to speak stand to be recognized, step to the podium and use the microphone in order to be heard.

Joe also asked, as stated in the May report (in lieu of in person meeting) that residents make sure they have an identifiable number on their homes. The suggestion was made that the number be a contrasting color to the house and be at least 6 inches in height. This is to aid first responders when called for in an emergency situation.

Joe mentioned that a modified Labor Day cookout on the beach will be held at 1:30PM. He thanked Steve and Angelina Hodgdon for coordinating this event. He asked for a few volunteers to assist with moving tables and the grills to the beach following the meeting.

Roll Call

Vice President Marty Berman conducted the Roll Call: there were 51 members present and 7 proxies recorded. A total of 58 members were recorded which easily qualified as a quorum.

Moment of Silence

President Griffin asked for a moment of silence for Past President Jim McHugh and his wife, "Izzy" McHugh and all deceased members of the Patrician Shores community. He also asked the members to remember the 13 military soldiers that recently paid the ultimate sacrifice so that others could be free.

Welcome to the Neighborhood – A warm welcome to the newest members of our Patrician Shores community:

Sid & Lynette Tyner from Alton, NH purchased the Walsh property at 1 Hagopian Road

Jeremy & Anita Joyce from Westford, MA have purchased the Miller property at 58 Patrician Shores Circle

Joe Geiermann from Arlington, MA purchased the McHugh property at 57 Patrician Shores Circle

Chris Mack & Carolyn Murphy from Reading, MA purchased the Healy property at 7 Patrician Shores Circle

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Special Thanks

President Griffin recognized the great work carried out by our member volunteers which saves the Association thousands of dollars each year. He mentioned a few for the work they have done:

- Coffee & Refreshments – Tashia Spencer & Suzanne Fiala
- Kayak Racks – Bob DeMayo, Bill Garvey, Joe Chancler, Harvey Weintrob, Jim Odoardi
- Entrance Sign Temporary Repairs – Bob DeMayo & Joe Chancler, Harvey Weintrob
- Beach Footbridge Repairs – Kyle Goren
- Dock Electrical Repairs – Frank Baudanza, Tony Volpe, Jim Dolan, Jimmy Baker
- Picnic Table Repairs & Staining – Carole Mostoller, Dick Percoski, Harvey Weintrob, Steve Donovan & Sue Rourke
- Flowers & Plants – Carole Mostoller, Sue Rourke
- Music on the Beach – Bill Cronin
- Water System Oversight & Leak Searching Crew – Dick Percoski, Frank Baudanza, Mel Lezberg, Steve Donovan, Harvey Weintrob
- Rec. Hall Setup – Steve Donovan, Joe Chancler, Carole Mostoller and Bob DeMayo
- All Committee Chairs & members who freely give of their time working on behalf of the membership.
- Thanks to my fellow Board members for their continuing support & willingness to tackle new assignments when called upon.
- Special thanks to my wife, Ellen, for her ongoing support as we continue to work on behalf of PSA.

Lastly, thanks to you, the membership, for your tremendous support and understanding as we, your Board, continue to work to keep this “special place” the wonderful community that it is

Financial Report

Steve mentioned that copies of the report were provided in the back of the Rec Hall for those wishing to follow along as he reported.

He thanked the membership for their support and paying their dues on-time. Most members have paid their dues as expected with only (1) outstanding. However, there were several members he had to follow-up with and one member had no updated contact information with the Secretary. He also noted (4) members who have yet to pay their PWC Mooring fees and that Bill Holbrook would be following up with those members.

The Pandemic has had some effect on everyone. However, over the past two years we are still doing well with dues collection. However, we have seen a significant drop in our Investment Accounts interest paid. We will continue to monitor closely over the next year.

Our Treasurer urged anyone wishing to contact him to do this by Email. He said it is the best way to reach him and not over social media please.

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Steve highlighted several key expenses for the past year focusing on how our Water expenses are up due to repairs. Everyone should be aware that there have been many leaks in recent years and those repairs are performed by our water system operator and paid for by the association as we own our system. There have also been upgrades in the Pump House and in our distribution system that were necessary. The Board is monitoring these expenses along with others like grounds keeping and dock expenses and repairs.

Steve reviewed our account balances with the membership. He explained that we have 4 accounts each of which are reviewed by our accounting firm, Anstiss & Co., P.C., who provide our association's compilation financial reports and our tax returns. These financial documents allocate common expenses across multiple accounts which is normally completed in the fall, but had been completed earlier this year. The result of this review and allocation meant some of the account balances declined.

Steve brought everyone's attention to Page 4 (Expense Report). He explained that our \$300.00 water assessment will need to rise to \$400.00 per household in 2022. This is due to the increased expenses over time, the need to start saving for future improvements and to cover the proposed cleaning of the 20k gallon storage on the agenda for this meeting. This proposed cleaning will be an investment of approximately \$30,000.00.

Gayle Montequin requested a reason for dues increase. Steve explained the financial side of the volatile water system account and the upgrades since 2013 and then Dick Percoski was asked to explain the details of the need to reline and clean the 20k gallon tank.

Steve then called for any questions before closing the Financial Report portion of the meeting:

-There was a question regarding Developed Lots and Un-developed Lots and Steve explained the difference is a developed lot has home built on the property.

-There was a question/statement asked by Jeff Hagopian regarding why the Dock Account balance had decreased and Steve explained it was due to an allocation of expenses for Marine Insurance. Steve explained that insurance (and other expenses) are frequently paid out of a single account, but need to be allocated later to individual account funds, like the marine insurance had been paid by the general fund but its expense belongs to the dock fund. These reallocations are the result of the compilation report process.

-Paul Martakos asked if there was an Audit on the accounts and Steve explained while technically not an audit the Annual Compilation Report from our Account acts as a checks and balance of the dues, expenses to ensure they are correct.

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Committee Reports

Activity Committee –

Joe reported that formal activities were somewhat hampered this past year due to the Covid-19 issues. Several members attended local plays at Interlake's Summer Theatre followed by dinner as a group. Thank you to Ginny Baudanza and Marilyn Lezberg for coordinating this activity. The Book Club continues to meet on the beach to review popular books.

Communications Committee-PSA Website; Patrician Edition Newsletter. Stephanie Durand reported that the Website went live in October of 2020, She explained that items on it include the Rules for Homeowners in Patrician Shores as well as The Tennis Courts, the Newsletter is also on the Website. There is also a Members Only site that Members can log into. If anyone is having trouble doing that they can ask one of the members of the committee Cindy White, Mary or Ken Hettinger, and Stephanie Durand.

Ad Hoc Water Usage and Sustainability Committee -

President Joe Griffin gave a brief overview of our Summer Water Issues, as well as the reasons behind Water Bans and Water Conservation efforts, and then turned the discussion over to Vice President Marty Berman. Marty gave a brief explanation of our Well and Pumping System, talked about climate change and Drought conditions in our State. He stated that the continuous rain in July helped but that the shared aquifers are not back to normal yet. He also stated that the committee has met 7 times. He thanked all the members for their work. He explained that the committee had formed many action plans. Some have been implemented and some are still in progress.

Additional equipment has been deemed necessary to help monitor the system and assist with the detection of leaks. Ex: a device that can measure the water level in the two wells that will help to avoid the well pumps operating and possibly overheating when well water levels are low, and a device that helps detect water flow underground.

The committee has decided to form a welcome committee to apprise new members of our water system and how to help conserve water. There has also been a Survey designed that Marty hoped to have ready for the meeting but will instead distribute to members in the Spring. Finally, he talked about the committees plan to educate everyone to conserve. Joyce Volpe spoke on this issue and mentioned the Facebook blasts with hints on how to conserve. Marty also thanked Dick Percoski for educating the committee on our system. He also urged everyone to use our Facebook page to post ideas on conservation. Frank Sarno was asked to explain the concept of "Soil Moist" to sustain moisture in flowerpots, boxes and beds. He gave a quick demonstration on how to use it and offered to educate anyone interested in this concept.

Marty thanked Frank and then mentioned that the team that keeps our water system running is looking for some young talent and expertise to help the current members. Volunteers can contact Joe, or any Board Members.

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Paul Martakos asked a question about demand (usage) and supply. Marty called on Dick Percoski for the numbers of our collective average daily usage. Dick was able to give those numbers and compare them to holiday weekend usage. Average daily 10-15,000 gallons and last July 4th this went up to 24-25,000 gallons daily. He also talked about 'Threats to our System.' Dick gave the example of a severe weather condition. The discussion ended with Jay Boucher giving a tribute to Dick Percoski for all he has done to keep our water system safe and running smoothly. Members applauded Dick for his dedication to the water system

Old Business

President Griffin explained that the Rec Hall floor was refinished last Fall within the approved Budget. The Board is now asking for approval to install a prefinished laminate floor in the 'stage area' (Expenditure not to exceed \$4,500.00). The Stage area tiles are cracked, broken and some missing which presents a tripping hazard. The floor will first require a new plywood subfloor and the laminate installed over it. Doorway thresholds will also be installed. This will actually only be \$3,700.00 as there was an \$800.00 savings on the floor that was done last Fall and it can be used toward the stage flooring. Motions were made and seconded with no discussion. The affirmative vote was unanimous.

New Business

Patrician Shores Sign - The Patrician Shores Sign at our Entrance needs immediate attention. It was discovered in the Spring that it was not in good shape. The frame is rotted, and posts are rotting also. The Face of the sign is extremely faded as well. Temporary repairs were made but replacement is inevitable. Board requested a budget not to exceed \$2,750.00 for replacement of sign and framework. Motion was made (Jay Boucher) and seconded (Gayle Montequin), vote was unanimous and affirmative. The Board will also explore adding some type of lighting to the sign.

Retaining Wall - The retaining wall that surrounds 3 sides of the entrance sign where the flowers are planted is rapidly deteriorating and in need of replacement. We received 2 proposals from landscape companies that far exceeded our financial expectation. The Board feels that this can be done with decorative concrete blocks and our talented 'volunteer labor.' The Board requested a "not to exceed amount" of \$6,500.00 for materials. Motion made (Susan Rourke) and seconded (Jay Boucher). Jay Boucher added a friendly motion for an amendment that the Board attempt to accomplish the objective for half of the requested amount, or, \$3,250 with a not to exceed cost of \$6,500. Motion was seconded and unanimously approved.

PWC Storage Proposal – Dock Committee Chair Bill Holbrook proposed a new way to store and tether PWC's. The Association would purchase (at a cost of \$900.00 each) a number (12) of Jet Ski "Ramps" to get jet skis safely on and off the Beach. These "Ramps/Moorings" would be paid for with an increase in the fee's for "moorings." The fee would go from \$25.00 to \$50.00. The Association would essentially loan the money to the PWC account and the new fee would pay it back. This is proposed to keep jet skis from banging together and being damaged in bad weather or even getting loose from their mooring and floating or sinking in the lake. Motion was made (S. Rourke) and seconded (Jay Boucher), that a not to exceed price of \$12,000 for the purchase of the storage units. Several questions were asked such as:

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Where will these 'ramps' be stored? Answer - Under the Rec Hall

Will this prevent jet skis from moving into and blocking the boat ramp area? Yes

Should non-PWC owners really be voting on this issue? Answer - Yes, everyone owns the real estate that they sit on.

Vote was unanimous to purchase the storage units.

Water Tank Cleaning, Inspection, and Relining

The 20,000 gallon tank is 35+ years old and needs to be cleaned and inspected. Relining the tank could extend the life of the tank another 30 years. The Board is asking for an expenditure not to exceed \$36,200.00 for the cleaning, inspection, and relining of this tank which would constitute the 3rd and final phase of the water system refurbishing plan. The proposal includes a 30-year warranty and requires an inspection every 5 years. The Company suggested by Frank Baudanza is MassTank, the same firm that refurbished our other two storage tanks. Frank had obtained a competing proposal from AmTech which was less expensive but placed burdens contractually on Patrician Shores that could result in increased risk and cost. Motion was made (Frank Sarno) and seconded (Susan Rourke) vote was unanimous. There was some discussion by Jim Dolan and Dan Cronin asked if it was ever relined before? Answer was no, that the other two 5k gallon storage tanks had been within the past five years, but not this newest of the three tanks, the 20k Gallon tank. There was also a question about purchasing a new tank. Frank reported that a new tank would cost around \$100k without the expenses of installation and disposal of the old tank.

Board of Directors Election

3 positions were up for election; the board members whose terms expire in 2021 were Frank Baudanza, Joe Griffin, and Steve Hodgdon. All three agreed to continue their service to the community if the membership agreed. The President then asked if there were any nominations from the floor? There were no nominations from the floor, therefore, all three current members were re-elected by acclamation.

Adjournment

A motion to adjourn was made and seconded, motion passed. Bill Holbrook announced that following adjournment there would be a lottery for the moorings for next year. Mooring fees would be payable immediately after the lottery, along with the presentation of a current insurance certificate and the signing of a mooring license agreement prior to a boat being attached to the mooring.

Meeting adjourned at 12PM