

Peninsula Council, Inc.
2009 Annual Meeting Minutes

The Peninsula Council Annual Meeting was held on Saturday, August 15, 2009. Approximately 150 homeowners were in attendance. The Meeting was called to order at 10 am by President, Mike Richardson.

A motion was made, seconded and accepted to accept the minutes from the 2008 Annual Meeting.

PRESIDENT'S REMARKS: The 2008-2009 term was Mike Richardson's fourth and last as President of the Peninsula Council. Tom Caston is retiring from the position of Executive Director, and Mike will take over the Executive Director position as of September 1, 2009. Tom will stay on during the transition. Mike then responded to the following issues.

Question 1: How has our structure changed, and what are the future plans for the Peninsula Council/ARC? Unfortunately, in 2009, we had to cut back staff due to the declining activity of home building and remodeling, etc and thus the declining revenue at the ARC. Brad Sweet is now Consultant at large and Frankie Drew is in a new position, Manager of the ARC. Jack Fitzsimmons and Bill Gillitt, Architect, remain on the ARC committee, and Mike Richardson and/or Tom Caston, and a representative from each Village (the Village Chair) as appropriate, will attend monthly ARC meetings. We continue to monitor ARC expenses and there has been no delay in response to homeowners. The ARC is running well.

Question2: Will there be growth of the Peninsula Council by the addition of other villages as NSP builds out/when will NSP be fully built out, and what does that mean for the Peninsula Council and ARC? We have been approached by several of the new villages to determine if we could work with them. We are in the process of reviewing one Village's budget for that exact purpose. It is our position that we can satisfy most of what these new villages need, thus we anticipate that we will be able to do so. We hope in the fall to secure some added villages to our group.

Question 3: You have spoken about communication over the past few years. Are you satisfied with where the PC/ARC is relative to com,communications? Where do we go next? The Peninsula Reporter has been brought to a new level; as much information as possible has been added to the Reporter, we've added restaurant reviews, highlighted young people in our community and have added enticements to get homeowners more involved. We are aiming to give the website a renewed look, and the Village parties and first annual social were well attended, adding to camaraderie within our community. We will continue those endeavors, and have started blasts via email. Our web site will become pass word protected so that only members can review some information as well.

Question 4: What are the major challenges we face as a community moving forward? The homeowners contribute via Peninsula Council dues and Special Maintenance dues to what happens in New Seabury. This includes, but is not limited to video surveillance cameras, landscaping, security, walking trails. If you would like us to do more, tell us. Vandalism and security have been a major issue for us this

summer and we are grateful that Mashpee Police Chief Rodney Collins will speak on those issues to our group today .

Mike thanked the homeowners for all they have done and contributed to our homeowner association. He also thanked Tom Caston who has done a wonderful job keeping our community looking wonderful and finding good vendors for the right price.

EXECUTIVE DIRECTOR REMARKS: Tom Caston, Executive Director reported on the following issues.

Question 1: What are the initiatives the Peninsula Council undertook in 2008-2009? Seven speed tables have been added to our roads, replacing some speed bumps and the response has been favorable. The electric speed sign has been placed and has been effective in keeping speed down. We have better and more professional signage; signage has been worked on with New Seabury Properties. Surveillance cameras with license plate recognition have been installed and are being used. Walking paths, thanks to Bob Biemer, are cleaned up and cut back. A walking trail map is installed at Frog's Leap Pond and brochures are available at the map, and at the New Seabury Real Estate office, the Sales Cottage and the Peninsula Council office. We have been fortunate to have upscale landscaping at good cost, and CD's and money market accounts are in place for village and Special Maintenance dollars.

Question 2: What is the status of new membership? There are 1200 Peninsula Council members, who pay \$75 per year. New Villages also contribute.

Question 3: How is the continuing relationship with New Seabury Properties relationship, and how do you see things working in the future? Tom meets monthly with Larry Carr. At times, it is difficult to get NSP to contribute financially (for example for lighting, security)due to the Real Estate Market, though we have had joint negotiations on financial issues. We are working with them on obtaining parcels of reserve land, of which there are 132 parcels, for which we currently pay taxes.

Tom pondered over the past years as Executive Director and was appreciative of the people with whom he has worked.

TREASURER'S REPORT: Phil Robillard, Treasurer, reported on the following.

Question 1: What is the flow of funds collected by the Peninsula council from homeowners for the payment of annual dues? Homeowners send their dues to the Peninsula Council and they are deposited to Eastern Bank Account. The dues are later divided as follows: \$200 is put into our Special Maintenance fund (Fidelity Money Market) and kept for future expenses such as road repair. CD's may also be opened for a better interest rate on money that will not be used right away; \$300-\$400 (depending on the village) is put into individual Village Maintenance funds (Fidelity Money Market) and may be put into individual village CD's if the money will not be immediately used and will gain a better interest rate; \$75 goes to a membership fund (Fidelity Money Market).

Question 2: What did we have in assets at the end of 2008 and what is planned for the end of 2009? Reserve asset balance in 2008 was \$420,946 and budgeted in 2009 is \$625,346; Checking account

balance end of 2008 was \$159,716 and budgeted for 2009 is \$184,651. Total end of year asset balance 2008 was \$580,662 and budgeted for end of year 2009 is \$809,997.

Question 3: *Do we have sufficient reserves?* We need to be cautious and put money in reserves for future expenses. For example, we are responsible for 20 miles of roads (251,441 square yards) and the cost of paving these roads is \$3,771,615. We also need to be cognizant of our storm drains; although we clean them, some are beginning to fail as some are 40 years old.

ARC REPORT: Frankie Drew was introduced as the Manager of the ARC and gave a brief history of herself and her qualifications. She works as Manager of the ARC. At the monthly ARC meetings will be Frankie, Bill Gillitt, Architect, Jack Fitzsimmons, member, and Mike Richardson, Executive Director (as of 9/1/09) and the village chair from the homeowner's village.

Question 1: How is business at the ARC? A total of 192 Projects permitted from Aug 1, 2007 thru July 31, 2008 = 6 New home/teardown&rebuild, 9 medium additions, 3 pools, 9 landscaping projects, 165 small additions/alterations. A total of 146 projects were permitted August 1, 2008 to July 31, 2009 = 1 new home/teardown&rebuild, 12 medium additions, 1 pool, 9 landscaping projects, 123 small additions/alterations. There are currently 126 projects in progress. The following is the current preliminary additions and new homes/tear downs that are not yet permitted= 5 new homes/tear down&rebuids, and 6 additions.

How are New Seabury Home Sales?: In 2007, there were 101 property transfers; in 2008, there were 74 property transfers, and in 2009, there were 25 property transfers in the first and second quarter.

You can research your options at the display room at the ARC office at 12 Mall Way. The hours are 9am to 2pm Monday thru Friday. Also available in the office, are books of recommended contractors and booklets of the ARC Guidelines and Specifications. If a vendor can be trusted, does good work and follows the ARC guidelines, he will be listed in the contractor booklet, but he will be removed as a result of complaints from a homeowner. Our website is also updated frequently.

Website: www.peninsulacouncil.com, click on ARC tab. Frankie mentioned that she enjoys working with the homeowners, who help to make her job interesting.

SPECIAL MAINTENANCE REPORT: Dan McGarry, Special Maintenance Chair reported on the following.

Question 1: What are the major responsibilities of Special Maintenance? The Special Maintenance Committee thanks all homeowners who pay dues on time, thus making the following possible: roadway repair and maintenance, landscaping, lighting, signage, security.

Question 2: What are the most expensive items that fall within Special Maintenance and our plans to address them? Roads are generally the most expensive item that is within Special Maintenance's area of authority followed by landscaping and then security. Special Maintenance has a 5 year plan (renewed every three years) for the roads, and landscaping. Security depends to some degree on issues, but the entrances are now covered and are now looking at other needed areas.

Question3: What is the present cost of road replacement of 6.8 miles? The cost to replace 6.8 miles of roads is 1.4 million in today's dollars.

Question 4: What about security?, and what have we done about it? Special Maintenance has contracted with a company to provide high tech cameras at the New Seabury front and back entrances. Patrolling has been provided by Mashpee police. Homeowners also need to do things on their own properties- if you have alarm systems, use them, lock your cars, etc.

Special Maintenance has done road repair, cleaned up the walking trails, provided trail maps signs for trails,(thanks to Bob Biemer for his work on the walking trails), video surveillance cameras, and front and back entrance lighting. We will keep the special maintenance dues at \$200 for now, but will revisit our finances to see if an increase is needed. If so, the money would go toward reserves, as reserves are our biggest concern.

GUEST SPEAKER: Mike Richardson introduced guest speaker, Chief Rodney Collins of the Mashpee Police Department.

New Seabury has had a problem with vandalism this summer, so Mike invited Chief Rodney Collins to speak and answer homeowner questions. The types of vandalism include car break-ins (most cars have been unlocked), theft of bushes from islands and from homeowner properties. Cameras with license plate identification are helpful, as is police patrol. One homeowner recommended shoveling driveways in winter and stopping newspaper delivery when away. The chief agreed these were good ideas. House alarms and outside motion detectors are also helpful, and always report suspicious activity. Tom and Mike will meet with Intercity Alarms to see if they may be able to get a break for homeowners if multiple contracts. Several other topics were discussed and Chief Collins provided the audience with helpful phone numbers: Emergency-911; Priority Number -508-477-1212; Business Number-508-539-1480. The majority of thieves are believed to be linked to substance abuse.

BYLAWS: A motion was made, seconded and passed to accept the proposed changes in bylaws.

NOMINATING COMMITTEE: Reggie Huggins, Nominating Committee Chair, worked with his committee members, Pat Welch, Sal DiBuono and Pat Gamache to search for candidates for The Slate of Officers for 2009-2010. The Slate of Officers for 2009-2010 was presented as follows: Phil Robillard as President, Dan McGarry as First Vice President, Joe Fisher as Second Vice President, Sal DiBuono as Treasurer and Mary Jane Richardson as Secretary. A motion was made, seconded and passed to accept the 2009-2010 Slate of Officers as was presented.

QUESTIONS AND ANSWERS:

- 1) What do you plan to do with homeowners who are delinquent with homeowner dues? And if we will not receive 100% of the dues, is money invested correctly? Answer: 98-99% of homeowners pay their dues. Several homes are on the market and we collect the fees when they are sold. By law, we are not allowed to file a lien on their home for non-payment of dues.

We budgeted 100% as benchmark to see where the shortfall was and the chairs agreed. We agree that 100% should pay, but not all do. We recognize that, budget accordingly and see where we are in the middle of the year.

- 2) A homeowner congratulated Mike Richardson who was elected as Mashpee Selectman in May, 2009.
- 3) Comment regarding Fourth of July fireworks, close to homes. Answer: The Mashpee Fire Department monitors the fireworks. If the fireworks are too close, call us before the fireworks next year.
- 4) A homeowner asked that the Council get word out that walkers should face traffic. Answer: Yes, we will put this information on the website and suggest using walking paths when they can.
- 5) Where are the walking path maps? Answer: The walking path maps can be picked up in the New Seabury Real Estate office, the Sales Cottage, the Peninsula Council office, at the trail map at Frogs Leap Pond and on the website.
- 6) Do NSP and NSRE contribute to expenses in New Seabury on an annual basis? Answer: Yes, both contribute.
- 7) Is there a measure of effectiveness to One Pointe Security? Answer: Yes and No. If nothing occurs, then we assume it's because we have security. We get monthly reports of stopping cars, stopping pedestrians, checking doors etc. so we do have a pretty good idea that it's working.
- 8) A suggestion was made to put a sidewalk between Wading Place Road and Rock Landing Road. Answer: We may not want a sidewalk in New Seabury but we will look at a path.
- 9) Is the ARC self supported? Answer: Yes, the ARC is self supported.
- 10) Gas village lights are expensive to maintain. Any alternatives been looked into? Answer: We know, and we are constantly looking for solutions. Solar maybe the best solution since we do not have power in most of these areas. More to come on this.

ADJOURNMENT: There being no further issues to discuss the Annual Meeting was adjourned.