

Pinecrest Beach Improvement Association (PBIA)
Secretary's Notes for Annual Meeting of All Members
Date and time: Thursday, 7/16/2022, 10:00am
Location: Main Beach, Pinecrest Beach Drive

Board members attending - Gregory Lauer (president), Paula Donahue (vice president), Peter Donahue (treasurer), Jim Fisher (secretary), Bill Wishart, Norm LeMoyne, John McIsaac, and Sue Noller Unavailable: Betty Beisheim

PBIA president Greg Lauer opened the meeting and introduced the officers in attendance. He then turned the meeting over to Treasurer Peter Donahue to discuss the Treasurer's Report.

Treasurer's Report – The report was available at the sign-in table for members to take. Peter began by explaining that beginning for 2021, he has changed the reporting year to be a calendar year, January 1 to December 31. He said that historically, the PBIA board has reported finances based on an April 1 to March 31 year as April is when we typically begin activities for a new season at the pond. With today's technology and formatted information being available downloaded from the bank, it is easier to prepare reports on a calendar year basis. He noted that the difference in the reports is minor as the period January 1 to March 31 typically shows little activity.

Peter then asked for questions about the report. One member asked about the increase in the insurance line item for 2022. Peter and Greg explained that the board had approved the purchase of Directors and Officers Insurance upon discovering that it was not included with our General Liability policy. The board felt this was important to have if we expect member's to volunteer for these positions in the future. A member then suggested perhaps it would have been better to bring it up at the annual meeting first.

Another member asked about the "Boat Removal" item on the report and asked about whether the board could help with all of the boats and docks that wash up on people's property. Former president Heather Doyle was in attendance and she helped explain that the PBIA's responsibility is limited to the beaches and paths we own and maintain collectively. Greg and Peter suggested that the PBIA website could be useful in identifying the owner's of these items.

Peter then discussed improvements he has been making to the PBIA website (www.pbialfalmouth.org), including the ability to use Paypal or Venmo to pay the annual dues and adding water quality information. He noted more changes are coming including the addition of a map of properties.

President's Report

Water Quality - Greg began discussing Jenkins Pond water quality issues by recapping related events of the last year. He discussed the algae and Cyanobacteria problems that occurred and what he has learned about them. He relayed that the problems are primarily related to increased levels of Nitrogen and Phosphorus mostly from leaking septic systems and lawn fertilizers. By law, lawn fertilizers should not be used within 100 feet of the pond.

Members discussed how geese and other wildlife contribute to the problem and some measures that may be used to scare the geese away. Greg relayed that he has heard none of the measures when used at other ponds have been particularly effective. The importance of informing members and their visitors that they should never feed the wildlife was also stressed. Paula said she would have a sign created for the beach. One member suggested the idea of going door to door with fliers that relay important information on water quality “do’s and don’t” to be displayed in properties, particularly those that are sometimes rented.

A member also described a known problem with a drain on Lakeshore Drive near Deepwood Drive that is dumping directly into the pond. This is likely contributing to the problem with algae in the cove nearby, she believes. She said the Falmouth DPW is aware of the problem, but claims they are short handed and it will be some time before they can fix it. She encouraged the board to try to influence the town to do it sooner.

Capital Planning – Beginning this year, the PBIA board is using \$10.00 of each member’s dues for a Capital Improvements fund to be used for fixes and improvements to our properties that occur outside of the usual annual maintenance. Greg relayed that the board is currently focused on two projects for this fund:

- 1) repairs to the Chisolm Beach path,
- 2) improving the path from Lakeshore Drive to the far end of Main Beach.

He said we are getting estimates for these projects, but noted the difficulty currently in getting contractors who are available to work. Greg also encouraged members to let the board know if they see any fixes that need to be made to any of our properties that they use. Paula also asked for referrals of any good contractors to be directed to the board.

Election of Board Members - Each year, all officer positions and two of the six board members are up for election. This year, 3 of the 4 officers agreed to serve another term if elected, with the Vice President position being open. Board members are elected to 3 year terms and this year, there was an additional opening for 2 years as a result of an early resignation of a board member.

Election Results:

President – Greg Lauer

Vice President – Liz O'Donnell

Treasurer – Peter Donahue

Secretary – Jim Fisher

2 year member term - Kori Sanborn

3 year member term - Lucinda Keith

3 year member term: Ellen Clemence

Open Questions Forum

- A member brought up concerns that the PBIA path from Lakeshore Drive North to the pond is being increasingly encroached upon by an abutter. The crux of the concern is that if the PBIA fails to respond in a timely manner, the abutter may be able to make an adverse possession claim on our property. Furthermore, establishing a pattern of failing to respond could make it more difficult to respond to future, similar patterns of encroachment on other PBIA properties. This member and another then both relayed stories of being confronted by someone at the abutters property when they walked down the path towards the pond. The member expressed the belief that time for the board to take action is overdue. Discussion ensued in which several members expressed support for the need to take action and some suggested a vote of support. Greg said the first thing to do would be to go over the matter and related filings and documents with a lawyer to better understand the issues from a legal standpoint and assured that the board will pursue the matter.
- Member Michelle Netto described the Facebook page she has created (Pinecrest Beach Improvement Association) and how people are using it. She pointed out the new “little Library” recently constructed at Main Beach and relayed that she will be resuming yoga classes on 7/20. She then expressed her appreciation for Paula Donahue for all of the work she has done for the PBIA as she steps down as our vice president.

