PBA Homeowners’ Annual Fall Meeting

September 10, 2016
Agenda

• Welcome and Overview- President Bob Orsi

• Committee Reports
  – Legal Bob Orsi
  – House Marian Oost-Lievense
  – Security Dave Disciullo
  – Communications Barb Reilly
  – Roads/Signs Harold Cloran/Kevin Dee
  – Beach & Dean’s Pond Cathy O’ Brien, Mary Ann Newcomb
  – Fundraising Larry Webb
  – Finance Jack Keating

• 2017 Dues/Fees Increase

• Nom Comm- Marian, Dennis, Jack: Voting in of New Board Members and Officers

• Q & A
2015-2016 Board of Directors

**Officers**

- **Bob Orsi** President
- **Cathy O’Brien** Vice President
- **Jack Keating** Treasurer
- **Barbara Reilly** Secretary

**Board Members**

- Harold Cloran
- Barbara Marie
- Dave Discuillo
- Des Kelly
- Dennis Quilty
- Marian Oost Lievense
- MaryAnne Newcomb
- Kevin Dee
- Bill Harris
- Larry Webb
- Bob Hughes
President’s Summary

- July 4th and July 11th Security Issues/Beach Access
- Long Term Financial Planning Issues/Budgets Drainage
- Deans Pond
Legal Report

• Fees/Dues Collection
### Summer 2016

Average weekly attendance/activities at Community House:

- Arts and Crafts: 110
- Movies: 16
- Square Dance (kids/parents): 25
- Ladies exercise classes: 40
- Softball: 200
- Soccer: 300
- Playground usage: 180
- Kids Bingo: 125

Average weekly attendance during operating hours >870

Average of approx. 1.5 people/house making use of activities each week
# House Income/Activity

## Summer 2016

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th># SESSIONS</th>
<th>INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arts and Crafts</td>
<td>(16)</td>
<td>$3512</td>
</tr>
<tr>
<td>Pilates</td>
<td>(12)</td>
<td>$1146</td>
</tr>
<tr>
<td>High Intensity</td>
<td>(5)</td>
<td>$290</td>
</tr>
<tr>
<td>Kids Movies</td>
<td>(8)</td>
<td>$558</td>
</tr>
<tr>
<td>Square Dance</td>
<td>(4)</td>
<td>$280</td>
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<tr>
<td>Basketball 1:1</td>
<td>(1)</td>
<td>$105</td>
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<tr>
<td>Ladies Paint Night</td>
<td>(1)</td>
<td>$155</td>
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House Report

House Work Completed

• Rapozza landscaping (prep parking lot/posts along Holly) $5,605
• Liberty Surveillance (cameras purchased/installed) $4,751
• Lawrence Lynch (drain work for house parking lot) $6,043
• Day Sign Company (new building sign) $2,745
Security Committee Report

**Mashpee Police Patrols**
Weekend shifts, Peak days, strong start, slower finish
  Command post set up after July 4th weekend “Spring Break Fiasco”
More coverage at night
Plan for more high visibility coverage (July 4th) next year (2017)

**OnePointe Private Security Patrols**

**Beach Patrol** (Starboard Lane - Sandy Beach except Wilson &
  Person monitoring the Beach during detail
  Checking for: Beach Flags, Dogs and Boats w/in 150'

**Sandy Beach Station**
  Restrict Car Access, No Drop Off’s
  Restrict Access to PBA & New Seabury residents w/ Platinum or Sports card

**Wading Place Station/Community Building**
  Monitor Fisherman’s Landing available parking spots (limit access and chain off at night)
  Restricted Car Access, No Drop Off’s (still a major challenge)
  Tow warnings issued to illegally parked cars at Comm. Building (Bike limitations at Spit)
Security – Results

Number of Reported Incidents
- incidents
  - Large groups partying on the beach (especially 4\textsuperscript{th} of July weekend) Kids being brought down by Uber from the city.
  - Illegally parked cars
  - A few illegal drop offs
  - Large groups loud and rude walking down Shore Drive (July 4\textsuperscript{th})
  - Non residents using private beaches

Interesting Comments/Incidents
- 6/26- group in golf carts with no plates blew thru the cones and went to drop off on side street near Freddy Blythes. Security followed them down and got them to turn around and go back to where they lived and walk down from where they lived. They claimed they didn't know golf carts had to be registered or had to follow the same rules as regular vehicles.
Security – Results

7/4- a group in a black pick up truck tried to stop and drop off at Wading. Security informed them they couldn't and they left. Shortly after this an intoxicated man who said he was in the truck came back yelling at the guard saying that he didn't care about disabled veterans and that it was a disgrace that he made a disabled veteran walk. The guard tried to explain that if they had told him that he would have accommodated them but he wasn't having it. Before it got violent the security supervisor and detail officer stepped in. The detail officer allowed him to go to the beach. On the way out they had more of the same to say.

7/17- the guard walking the beach doing flag checks was berated by a woman on the beach near jeep place for asking for her flag. The woman was very rude and condescending to the guard. He tried explaining that he was just doing his job but she didn't want to hear it. She demanded the guard wait while she sent someone to get her flag. When the flag was brought to the beach the woman tossed it at the guard and told him to leave and ruin someone else's day. The guard apologized and told her that she may want to have the flag out next time and no one would need to question her. Her only response was a finger gesture.
Security – Results

- 7/26- we received several anonymous calls about a large group of trespassers on the beach at the end of beach rd. The security supervisor and the beach walker went there and did find a large group there but they were not causing any problems and did have a flag. I think the calls were because they did not live on the street. This is a common occurrence with many of the residents who live close to the beach. Is there any rule that says you have to live on the street to be on that part of the beach.

- 8/6- an irate woman came down yelling at the guard at wading because he told her grandchildren they couldn't stop and drop off. The guard tried explaining the PBA policy but the woman didn't care called the guard a thug and told him she had lived here for 60 years and that he had no right to tell her or her family anything.
Security – Results

- 8/14- A resident came to the guard at Sandy and told him of a group of kids drinking close to the bluff border the resident thought them to be underage. The guard called the shift supervisor and they went out to investigate. The group was of about 14 kids when questioned as to who they were and where there flag was they pointed to another group further away from them. When the group with the flag was questioned they admitted to vouching for them but said they really weren’t with them. Security escorted them off the beach and confiscated roughly 30 beers in a cooler since no one could provide ID.

- 8/21- A woman came down to wading and confronted the guard about the bike policy. The woman was visibly under the influence of something. The woman was complaining that she sees bikes being left at the entrance to the spit everyday and that we better start following the rules because she would be telling the board!! The guard tried to tell the woman that we were doing the best we could and monitoring the situation and that when we saw people heading down with bikes we told them the new policy and that when we saw bikes down at the entrance we moved them to the community center per the policy. Soon after this happened we did receive an email from someone on the board. We are pretty sure it was from this woman. With the bike policy being so new we are doing our best to enforce it and hopefully have it nailed down for the start of next season.
What did you think?
What worked?
What would you like to see next year?
Did you get value for your dollar?
Communications Report

• Per Security report, huge increase in emails, calls and visits over July 4th weekend
• Increase in requests for PBA membership from non-Poppy residents
• Influx of facebook posts on the No Obstruction issue at Wading Place/Spit
• Large increase in trash, dogs, and noise
• Instagram account more active with photos
Roads/Signs Report

- Road Projects: (Under review)
  - Clover at UH(Drainage Upgrade – Engineering complete/ Construction under Review)
  - Various Road Patching per Town Request (In Process)
  - Ongoing Engineering Evaluation of Drainage (#22 & 40 Uncle Henry)

- Sign Replacement & Repair (Ongoing)
- Brush Cutting for Snow Removal (In Process)
Beach Report

• Continue to work on having the beach survey done and bounds installed to clearly show the property lines.

• Assess expanding seagrass on community beaches and work with conservation to deal with this issue so that the recreational use of the beach is not impacted.

• Water quality: no issues this year.

• Buoys: put in prior to Memorial Day and removed after Labor Day.
Beach Report

- Seaweed: Mother Nature again helped and took away the seaweed just before it was scheduled to be removed. There must be mounds of Seaweed for 3+ days, we then call the contractor who removes it. They assess the area and schedule removal based on the tides and equipment needed for removal. The costs can be as much as $10-12K
Deans Pond Report

• Pond maintenance and upkeep continues along the paths, at the bridge, in the water and along the banks
• Working with Mashpee Conservation and an aquatic scientist to remove burr reed in the water and the invasive grey willow along the ponds edge: to be done this fall
• Continuing to explore other options for ongoing improvements
Financial Report

Position  9/10/16

Checking  $141,653
CD  50,000

Total  $191,653

Invoice/Collections

Cash:
- $215K collected YTD -92.7% of Invoicing
- Goal 93% in 2016 vs 92% ultimately collected in 2015
- Explore Need for Beach Flag Replacement Fee
Long Range Financial Planning

• Fees/Dues Increase for 2017

In the past eight years, we have not had an increase in our PBA Dues. As you know, everyday services cost continue to rise and we are forced to keep pace with these inflated services costs.

Now is the time to consider a Dues increase if we want to continue to keep our Beaches and Roads Safe, our Community Beautiful and to re-establish our Reserves/Rainy Day Fund which is depleting with all the great work we have done.
Dues/Fees

- We have not kept pace with this inflation, we continue getting less and less for our budget every year.
- Average Vendor Costs have increased 10-20% since 2008.
- The increase reflected in the dues/fees for PBA is a 2.8% annual compounded increase.
- Much higher demand on services over the years due to aging of drains, increase in maintenance needs for road, street lights, maintenance of community house, along with a higher need for security and other services. Without a dues/fees increase we will have to cut further on delivery of services and programs currently already strained in our current budget.
- Comparison: New Seabury has a $625 Annual Homeowner’s Association Fee (just for roads only. For beach rights, other than the Spit, their beach membership fee begins at $20,000).
- Our $400 dues/fee includes beach, pond, roads, security, maintenance, Community House, etc...
- Thank you to the many community members who have donated money through purchase of benches/windows or cash donations.
Your Community and Safety

What have we done!

• Significant progress on Dean’s Pond and the Foot Bridge including new Lights and the Bluestone Path
• Installed a new generator and Wireless Access at Community House
• Introduced new events for the Good of the Community
  – Community BBQ
  – Kids and Ladies Paint Nights
• Added Speed Tables and Stop Signs on our Roads to Improve Safety
• Improved our Road Quality and began to address our Drainage Issues
• Increased Security and Policy details to preserve our Beaches and maintain Safety
Fundraising Report

• 2016 Fundraising Events
  – Poppy Plunge $270
  – Red Sox/Olympic Night $1,012
  – Road Race Sponsors $4,875
  – Road Race Runners $7,492
  – 3 0n 3 B-Ball $105
Nominating Committee

Retiring Officers

Bob Orsi President
Cathy O’Brien Vice President
Jack Keating Treasurer
Barbara Reilly Secretary

Retiring Board Members

Harold Cloran
Barbara Marie
Dave Discuillo
Des Kelly
Dennis Quilty
Marian Oost Lievense

MaryAnne Newcomb
Kevin Dee
Bill Harris
Larry Webb
Bob Hughes
Nominating Committee

To the Board Members Retiring,
Thank you for your service!
Nominating Committee

Proposed 2016-2017 Officers

Barbara Reilly               President
Marian Oost-Lievense         Co -Vice President
Dave Disciullo               Co- Vice President
Kelly Spinard                Treasurer
MaryAnne Newcomb             Secretary

Proposed New Board Members

Steve Warren
Ellen Nadeau
Harold Cloran
Des Kelly
Dennis Quilty

Paul Thurston
Joe Parlavecchio
Bill Harris
Larry Webb
Jack Keating
Thank you!

Any Questions?