



Annual Meeting of Pine Point Associates

May 27, 2012

APPROVED MINUTES

The annual meeting of the Pine Point Associates was held on May 22, 2012 at the Rec. Hall. Those in attendance were President, Steve Deschenes; Vice-President, Judy Martin-Royce; Treasurer, Helene Savage; Secretary, Becki McCarthy; and members of Pine Point Associates.

Steve called the meeting order at 10:06 a.m. He then asked for a moment of silence in honor of Memorial Day. Helene took a roll call and, with 30 members in good standing in attendance, a quorum was met.

Steve introduced new members, the Boucher's and the Alessi's.

Committee Reports

Treasurers Report:

Helene presented the 2011/2012 financial report.

Motion by Arnie Burke, seconded by George Hatfield, Jr. to accept the Treasurer's report as presented and the motion carried unanimously.

Dock Report:

George Hatfield, Jr. stated that there have been a few property changes and he will get an updated list from the Treasurer.

Road Report:

Ken McGowan reported that the culvert on Smith St. held up well over the winter. The cold patch and work done with the York rake last year, along with the mild winter, allowed for the roads to be in good shape this year. He stated that there is a need to block the end of Smith St. in order to protect the boundary line.

Beach Report:

Ken McGowan reported that there would be no need for additional sand as there was no winter run-off. Volunteers are needed to put in the beach docks in.

Recreation Hall Report:

John Morrison thanked Nancy Savage for painting the interior walls of the Rec. Hall. He stated that time ran out last year and not all the planned projects were completed as anticipated.

Legal Report:

John Morrison stated that the new by-laws are in place and 66 of 68 residents have paid their dues.

Steve Deschenes thanked both John and Linda Morrison for their tireless efforts in dealing with the attorneys regarding the by-laws and dues payments.

NEW BUSINESS

Docks:

George Hatfield, Jr. stated that there is room for everyone to have a dock side and that all docks should be 20' on center. Judy Martin-Royce asked for clarification of dock #1 to which Butch stated that technically, dock #1 (nearest to the waterfront property) is only a ½ dock.

Roads:

Ken McGowan stated that a top-coat is needed and that shimming is necessary by Burke's. He explained that the State was involved in requiring the trees to be cut on the sides of the dam on the road leading into the park. Steve stated that he received a letter from the State, stating that Pine Point Associates is an abutter, therefore partially responsible for its upkeep. However upon further research that statement was determined to be incorrect as no clear owner is noted anywhere. Barriers on Smith St. as well as the end of Lagoon Rd. were discussed. Motion by John Morrison, seconded by Ken McGowan to appropriate \$1,500 for 'tastefully ornamental barriers', and the motion carried unanimously.

Ken stated that apron work is necessary at both the top and bottom of the dock hill at a cost of \$4,305, and that shimming and a top-coat should be done from the green sign to Cheryl Lane at a cost of \$11,445. He suggested an additional \$13,000 be spent to fix and maintain Circle St. to the beach, but felt that could wait until next year. Motion by Brian Sewall, seconded by George Hatfield, Jr. to approve \$16,000 for road repairs. With one opposed all others in favor, the motion carried in the affirmative.

Beach:

Ken stated that he would like to add a picnic table or two to the beach.

Motion by Ken McGowan, seconded by Michele Sullivan, to appropriate \$150 for a new picnic table, and the motion carried unanimously.

George Hatfield, Sr. donated one of his picnic tables if the Association deemed it usable.

Recreation Hall:

John Morrison stated that because of donations from the Savage and Wells' families, the Rec. Hall kitchen will be renovated. Other requests were for the purchase of 2 sliders to replace the single slider that overlooks the beach, joist hangers for the deck, and tables for inside.

Motion by John Morrison, seconded by Billy Hatfield, to appropriate \$4,000 for Rec. Hall maintenance. Though not unanimous, a hand vote showed the vast majority in favor, and the motion carried in the affirmative.

Helene reviewed the following operating costs:	\$2,000	Insurance
	650	Toilet Rental
	200	Hospitality Fund
	150	Website
	750	Certified Mail
	100	PO Box
	50	BINGO

Motion by Helene Savage, seconded by Ken McGowan to accept the operating costs of \$3,900, and the motion carried unanimously.

Nancy Savage requested a Snowplowing report, but no one was in attendance to speak to it.

Motion by Ken McGowan, seconded by Norm Royce to donate \$1,000 toward snowplowing, and with six votes against, the motion carried in the affirmative.

Motion by Judy Martin-Royce, seconded by Billy Hatfield to nominate Becki McCarthy for Secretary, and the motion carried unanimously.

Motion by Helene Savage, seconded by George Hatfield, Sr. to set the assessments for this year at \$300 per lot, and the motion carried unanimously.

John Morrison requested that the by-laws be changed to reflect an increase in late assessment fees, from \$5 per month to \$25 per month, to cover administrative expenses. This is in Article 6, Section 7 of the by-laws. 26 of 30 in attendance voted in favor, and the motion carried in the affirmative.

Steve Deschenes urged all members to become involved in committees, and reminded everyone of the Park rules.

Motion by John Morrison, seconded by Ken McGowan to adjourn at 11:23 a.m., and the motion carried unanimously.

Respectfully submitted,
Rebecca SJ McCarthy, Secretary