

Priscilla Beach Association

Closing Meeting Saturday September 1, 2012

Present: Association Officers and head count of 39+ members

Officers: President John Reardon
Vice President: Jeff Arcuri
Treasurer: Paul Champagne
Assistant Treasurer: John Reardon
Secretary: Virginia Curcio

Additional Board Members: Tim Bennett, Bob Malone, Patty Schneider, Kevin Coyne

The Meeting was called to order by President John Reardon at 9:05 AM, and immediately followed by the Pledge of Allegiance.

1. **Introductory Remarks:** President Reardon offered a welcome to all present, acknowledged that a quorum of members was present and asked that all officers introduce themselves to the members. All officers and board members were present.

2. Report of Committees

a. Secretary's Report

The secretary offered a condensed verbal reading of the minutes from the June 2012 Opening Meeting and indicated that copies of the minutes were available on the PBA website: <http://www.priscillabch.org>. The Secretary also noted that a pdf version of the minutes from today's meeting will also be posted to the website. Additional hard copies of the minutes could be obtained by contacting the secretary at her home address. George Ward offered a correction to the minutes; George Ward commented on the minutes indicating his thanks to John Calhoun for the all the work John has done in the past. George also indicated he was willing to help out on the Buoy Committee, but did not indicate at the opening meeting that he would chair the committee.

b. Treasurer's Report

- i. An interim report of the Association's financial status was available and handed out as members entered the clubhouse.
- ii. Dues payment for 2012 was similar to last year with 240 dues-paying members.
- iii. For expenses, the Treasurer indicated that Association was in fairly decent shape. Beach cleanup this year totaled approximately \$3,600.00.

c. President's Report

The President indicated that 2012 was "a good year." The season had a rocky start with trash, tropical storms and seaweed affecting the beach. Following this, the President offered thanks to Bob Malone for setting up and managing the website, and to the Social Director and the Secretary for their efforts on the season's social events and on the social calendar respectively. The President noted that there was a marvelous dance night with music provided by *Better From A Distance* and that the band was returning tonight for the Closing Evening Dance. The combined Sand Castle and Ice Cream Social seemed to work out. And there was a wonderful comedy night that was adult in nature. The Kids' Dances were a huge success. Following today's meeting hot dogs were scheduled for 1:00 PM with the Labor Day Races scheduled to start no earlier than 4:00PM due to the tide. Kevin Coyne will be available with the bull horn.

The President also noted that Security was back this summer and on the beach for the heavier weekends. This season, the need for security did not appear as urgent with the high tides in the evening effectively clearing the beaches.

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The President reported that the shingles on the clubhouse roof were replaced last year; the Association received \$2,000.00 in donations and this year almost \$3600 which paid for over half the roof expense.

The President addressed recent efforts by the Board to develop a list of Capital Improvement Projects. The list was available at the door and was not prioritized. The list will go out again in January with the dues notice and newsletter; at that time members will be asked what priorities they would like see.

The President then briefly discussed putting in a heat exhaust system in the roof to move hot air out, and doing the floors twice a year. Charlie Natale commented that the front wall of the clubhouse is infested with carpenter ants and that the ants are eating away at the sill; Charlie recommended treating this area. The President noted that carpenter ants an issue and that resulted in shed damage, not damage from vandals as originally thought. Termites were a problem and that question is are they doing structural damage. Paul Champagne commented that the whole exterior of the building (clubhouse siding) is on the list.

d. Dues Committee Report

The report indicated that a cluster of people still had not paid dues that had paid previously. It was noted that some properties exchanged hands and new owners paid while past members had not. Some dues were paid recently which brought the total number of paid members to 241.

Discussion then shifted to a variety of topics:

- an update on drainage. It was noted that the project is not yet finished and the Town is still continuing the work. At a minimum the Town still has to check that all drain grates are level.
- Parking continued to be an issue. The President noted that the Association is trying to do something about the parking. The area involved is not owned by the Association; rather it is a public street that services the landing. Tim Bennett is looking into it with various options put forth. Essentially the Association is looking for ways to allow people to use the bench area as a drop off/pick up area. Enforcement is also an issue with a hydrant that routinely gets blocked or obscured. Tim indicated that he had spoken with the Town informally and was directed to secretary of selectman. The secretary informed Tim to bring in the Association's suggestions for discussion. Tim is currently putting together a plan of the area showing property lines, water marks, all the areas and all the roads. Regulation parking spaces will be added and Tim will present the plan to the Town. Since the paving for the drainage project will not be completed until next spring, this presents an ideal time for the Town to review the plan and incorporate changes into the final paving/painting in the spring 2013.
- The President noted that one of our neighbors has requested that we respect the property rights north of the stairs via a letter to the Association. The letter was available at the door and the President indicated he "... wanted everyone to see the letter and address the issue." There are 4-5 homes that are "private", they are not in the Parcel A Priscilla Beach Association. Once again it was noted that the neighbors own to the low water mark, so everything to the left of the stairs as you face the ocean is private property. It was also noted that the Association doesn't own the stairs, that the stairs are part of the right of way. The benches are also public spaces. Charlie Natale noted that the Association has two easements that are described in everyone's deed and title. The easements are for the benefit and use of all PBA residents. They are common easements.

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Kevin Coyne noted that the town street goes to water line, and that the Association has an easement on that space. Patty Schneider indicated that the goal is to eliminate the permanent parking that takes place during the day and suggested having handicap parking and loading/unloading zone. It was also noted that there is a need to flag the hydrant. Paul Champagne noted that the Association can make suggestion, but the Town will decide. Tim Bennet will address the issued with the Town.

Continuing the discussion of the private beach to the left of the stairs, George Ward indicated an understanding of the neighbors' problem, but questioned if those using the private beach were Association members, summer renters, or others. Charlie Natale noted that "Massachusetts is a mean low water state. People are entitled to ownership to low water mark, but the public has the right to fish off it. If you have a boat, you can use it to pull out. Those people are right. Parcel A is our ownership to the low water mark. According to the Massachusetts courts recreational access is allowed, but sunbathing is not."

It was suggested to post a memo on the PBA website informing members that the left of the stairs is a private beach. This should fulfill the neighbors' request as noted in their letter to the Board.

- John Calhoun commented that the Buoys Committee usually tries to pull the buoys and lines today. But indicated that the tides are not favorable. John suggested Monday morning around 8:00 AM, at which time the buoys and lines could be placed on the tennis court to dry out. John offered thanks to the individuals who helped out at the beginning of the season noting that Paul Champagne, his wife and daughter were there. John also indicated that he was able to put out new lines with the help of Mike Cronin, and that the yellow float was a big hit all summer.
- Parking along the side streets is becoming a bigger issue; with the area being inundated by people not from PBA.
- A member from the floor requested that minutes be posted on the website, while another member raised concerns for the those individuals who do not use computers. It was suggested the kids could deliver minutes into mailboxes up and down the street. This could also be a way to meet, greet and welcome new people. Patty Schneider suggested that that library could help those individuals access the website. Paul Champagne noted that handing out paper copies of the minutes to all members would increase expenses for the Association, and that this was a 'dicey' situation as his wife did not get warm welcome when delivering second dues notices.
- Julianne Doyle-Pistorino noted that she was the only parent at the meeting and commented that "Its my generation that needs to show up." Charlie Natale noted that people don't come because of past meetings that were "bitch" sessions, and they may not know that the Association meetings have changed. The Associaton needs to get the word out that members need to participate; there are real bills, real issues that affect the property and the Association. One member suggested to a eblast to notify members of the meetings. Patty Schneider suggested having an email sign up sheets at the hot dogs picnic this afternoon.
- George Ward raised concerns about the current issues with the Marshfield beach affecting Priscilla Beach. The beach is private and Town of Marshfield wants it to be public. Charlie Natale noted that Priscilla Beach is unique. Priscilla Beach was created into separate and private parcels along with the easements. The Town of Plymouth would have to compensate the Association and property owners, and that this would not happen since the issue is one of pubic access to private beach. Only handful of beaches have private ownership rights, as long as the taxes are paid the rights to the private beach cannot be extinguished.

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- Julianne Doyle-Pistorino commended Patty Schneider for all the work she did on the social events this summer. This was followed by a round of applause. Julianne then noted considerations regarding the joint Sand Castle Contest/Ice Cream Social, and the monetary prizes awarded for the Contest. Julianne suggested returning to having separate events, one in July, one in August, based on comments from the children. Some children's feelings were hurt, and the Ice Cream Social was better when scheduled by itself since it brought in mixed generations. Julianne also suggested that parents from north end and parents from south end could alternate years in running the Sand Castle Contest. This year's contest didn't seem to have any structure; no one seemed to know who was in charge. Patty Schneider commented that her intention was to try it out and to improve it the contest.
- Rental fee for the Clubhouse was increased to \$75. For this year the change has had not effect since contracts for rentals were in place prior to the increase. Rentals by non-members is almost non-existent.
- Charlie Natale notified members that repairs to the seawall in front of his house will start soon. Richmond will be doing the work. In order to make the repairs Richmond will require access to the beach. The work has been approved by the Town and motar will not be used in the repairs.

The President then asked if there were any committee reports that had not been addressed. There were no responses. It was noted by the President that all Unfinished Business had been addressed.

3. New Business; The President addressed the following:

- a. The list of proposed capital improvements.
- b. Appointment of Committees: Nominations and election of officers are not scheduled this year. Tim Bennett is in charge of the Parking Committee.
- c. Mary Jane Calhoun Donelan has PBA items for sale. Mary Jane extended herself and put her own money out for the project. The items were very popular and Mary Jane did a wonderful job. Mary Jane also experimented with a rainy day arts and crafts for the children
- d. The stretch classes were a success. There were 22 sessions, with a total of 60 different participants. There were 4-5 sessions on the beach that were full.
- e. A request for assistance in loading the rubble from the side of the shed into a truck.

Janet Kilduff, from the member audience< noted that she came here on her honeymoon 50 years ago, and she has had much happiness here.

The meeting adjourned at 10:10 AM as members prepared for the Labor Day cook-out, afternoon races and evening adult dance.

Respectfully submitted,

Virginia Curcio

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Secretary

eSignature

9/10/12