

**Priscilla Beach Association**

**Closing Meeting  
Saturday August 30, 2014**

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**Present:** Association Officers and head count of 26 members, representing a quorum.

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

**Board Members:** Tim Bennett, Bob Malone, Patty Schneider, Judy Roy

The Meeting was called to order by President John Reardon at 10:05 AM, and immediately followed by the Pledge of Allegiance. After introductions of the Association Officers and Board members, the Secretary reported on the Opening Meeting of June 30<sup>th</sup>, 2014. Minutes from the opening meeting were read aloud; no changes were made, no objections were offered.

**Reports:**

1. Treasurer Report: Paul Champagne
  - a. Dues are running behind and there is a revenue loss for the year.
  - b. Repairs to the clubhouse were approved but the work was never begun. A request was put forth to suspend repairs to the building previously approved in the amount of \$7,500.00 in light of the decreased revenue and given that a firm price was not established and prices might now be different once the work is begun. Tim Bennett indicated that we did get a price; existing shingles still need to be located which could help defray costs. Following further discussion, the motion was amended to go ahead with exterior repairs only in the approximate amount of \$3,700.00. John Reardon indicated that if this amount was not sufficient, the by-laws allowed the Board to approved funding 25% more than the budgeted item. HVAC/fans were put on hold. The amended motion passed.
  - c. Rental income for this year was only \$250.00, much lower than previous years.
2. Dues: John Reardon

Two hundred forty (240) households out of 324, or 74%, paid dues this year, which is about average. Last year's dues ran at 81%.
3. Report of Committees:
  - a. Buoys: Help is needed to pull the buoys and bring them up to the tennis court for a fresh water rinse and air drying. Buoy removal was scheduled for Sunday morning. John Calhoun indicated that 2 trucks were needed and about 5 strong individuals to bring the buoys up the tennis court.
  - b. Recycling: JoAnn investigated a recycling effort for the beach and determined that is was not financially feasible. However, she did recommend note that there will be a vote in the November elections to put a deposit on water bills. JoAnn reiterated the ongoing problem of individuals throwing household trash in the bins designated for beach trash, and questioned how the Association could stop this. JoAnn also requested that we put a notice on the website indicating "No glass on the beach."

Discussion on various solutions to these problems ensued and the following action was determined: all households should post a copy of the beach rules in their house. Ginny offered to review the current beach notice and reformat if necessary. Ginny will get quotes on the cost for laminating the rules. Depending on costs, a laminated copy will be given to each household with the request to post the rules in the house.

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This led to a discussion on the Association's rights to the beach and the ability to collect dues from non-paying households, and the potential loss of our private beach. Various discussion points included:

- Are we a private beach?
  - Dues are voluntary but cover the costs associated with insurance and taxes, among other items.
  - There should be a way to control who comes to the beach (i.e. renters) in households that do not pay rent.
  - Owners who rent should have to pay dues for their tenants to use the beach. But we [the association] cannot deny access as the deed awards beach rights.
  - Access to PBA events can be denied to non-paying members.
  - The Association does not have the right/ability to force payment of dues even though the Association has to pay taxes. To do this would require that every deed be changed.
  - Non-paying members need to know that to continue to have a private beach and clubhouse, the Association needs their financial support.
  - The area to the left of the stairs is "...private [property] to the low water mark" and is not part of the Association beach. PBA residents can cross this area of the beach for fishing, hunting, and navigation according to MA law.
- c. John Reardon offered a note of thanks to those who helped with the July 4<sup>th</sup> clean up.
- d. A new member requested information on whom to contact/how to go about hosting an event at the PBA. The member was referred to Patty Schneider and the rental agreements posted on the website.
- e. Comedy Night sold out as expected.
- f. Paint Night, a first time event, was a success. The cost was \$25 per person, all of which went to the artist conducting the event. It was suggested to charge \$30 for future paint Nights with \$5.00 of the proceeds going to the PBA.

**Unfinished Business:** none

**New Business:**

1. One member requested that the Meeting minutes be posted on the website.
2. Next year there will be Nomination of Officers. Chris Solari will head up the Nominating Committee.
3. The President noted that Kathy Reardon's first born son is now a Captain in the USN.

There was a motion to adjourn; the motion was seconded and everyone proceeded to the "races on the Beach" followed by refreshments.

The meeting adjourned at 9:50 AM.

Respectfully submitted

*Virginia Curcio*

Virginia Curcio

Secretary

*eSignature*

9/07/2014