

Princess Pocotopaug Corporation

Board of Directors - Monthly Meeting

Weds, June 19, 2024 Zoom and PPC Hall

www.princesspocotopaug.com

President Donohue called the meeting to order at 6:38pm.

Officers: Ryan Donohue, Jerry Fanfarelli, Cathy Mayo, Michelle Schuler

Board of Directors: Heidi Tanca, Dave Schuler, Jim Curtis. Seated: Lynda Fanfarelli.

Presidents Report: Ryan explains in detail that our insurance has been classified incorrectly. Beach exposure went from \$500 to \$4500. PPC has been classified as Condo/HOA/Beach Assoc. The hall was classified as an exercise room. Ryan spoke with the Brook Haven Association Pres in town. They have a small beach. Jerry reports the hall as a Class C non combustible cinder block building.

Public Participation: Ins Rep Matthew Thomas of Bouvier Ins joined the meeting by Zoom. They represent many beach communities. Much discussion in detail about what is needed to be properly insured. PPC has unique needs as a Taxing District with 5 Community Properties. PPC district has 140 properties. There is a large attached floating raft at North Beach, and about 20 boat docks available for rent. Scottsdale is not a direct writer. The PPC can change carriers after 3 months. Discussion about blow up tubes. It was mentioned that years ago we needed a one day rider to borrow someone's large swim tire tube for the North Beach community picnic. Concerns about Safety and PPC Liability. 2 solutions were offered. One was to place the tube outside the roped-in swim area. Another was to have the home owner sign a hold-harmless agreement. It was mentioned by a board member that in today's environment, if a guest to our beach got injured, they would most likely hold the homeowner of the tube and the PPC liable. Ryan was to check with the PPC attorney. The Ins rep was going to follow up on this matter and others with his broker.

Secretary's Report:

The Minutes Of the May 16th meeting were presented. Jerry makes a motion to accept the minutes.

Michele seconded. All in favor. The vote passed unanimously. Motion carried.

The Minutes of the PPC Annual May 18th meeting were presented. Jim Curtis made a motion to accept the minutes. Lynda seconded. All in favor. The vote passed unanimously. Motion carried.

The Secretary also reports the following: Discussion about the delay in dock bills, Post Office key location, and the mailing list from Quickbooks. Extensive work has been done recently to update the mailing list. She requests financial reports be sent to the Officers by the 10th of each month. The Secretary requests a copy of the M1 report due June 30th.

Communications : A call was received from 2 property owners about not getting PPC mail. Both addresses are verified correctly with the town hall. Renne mentions requesting her mailing address to be updated, and has yet to receive mail at the correct address.

Treasurer's Report:

Michelle presents the reports. Discussion about outstanding bills before the year ends June 30, 2024.

Financials attached. There are 2 properties that our lawyer had for collections. The aging report states a credit on both. Answer received was that we received more than they owe. Ryan is to check with our Attorney about the overpayment. The excel report and the aging report do not match.

Property Report:

The installation of the removable kayak ramp and stairs is complete at North Launch. Dave fixed the ramp by using a piece of his ramp, which he will bill us for at \$350. He stated the ramp is bolted to the cement wall. Quotes are being gathered for this project. Jerry reports no one calls back. Fence One has availability and Jerry will follow up. Dan R. is working on a quote from Arrow Fence in town. Bushes have been cut back on S Wangonk Trail. The town has cleaned out the South Beach drain. Lake Aeration Units were offline for a few days, but now back on.

Beach pass codes for this year and next will be the same. The officers and board believe sending them out in May is better than adding them to the tax bills. Ryan reports that the gutter downspout has been replaced. Gutter cleaning is needed at the hall.

Social Committee Report: Upcoming is the Aug 10th Beach Band Jukebox 45 at South Beach.

Dockmaster Report Dockmaster reports installing the sign to clean your boat before launching. Kayak program will take place next May. A letter will be mailed to all homeowners. Application forms will be online once created.

Old Business: Discussed above

New Business: Home owner on Namonee requests admission to our PPC taxing district. Ryan has had a discussion with Attorney Cohen. Request is granted for 20 Namonne to be accepted.

Motion: Lynda made a motion to adjourn at 8:29pm Seconded by Jerry. All in favor. The vote passed unanimously. Motion carried.

Cathy Mayo
PPC Secretary