

ANNUAL MEETING
JULY 29, 2023
COMMUNITY HOUSE
9:00 Coffee, 9:30 Start to Meeting

ATTENDANCE: 80

Singing of the song, played by Art and Holly Barnes

Blue house numbers on each cottage requested by Larry Brown, the PD officer in charge of promoting Emergency residents of BBH. Please fill out the form to receive yours. It makes it much easier for emergency vehicles to note your location in the event of an emergency.

It was decided to do the Committee Reports at the end of the meeting and discuss the bigger issues in the beginning part of the meeting (everyone agreed).

Peter Edwards, Treasurer, Discussing Budget

- Net income of 6K
- Discussed key line items on the Treasurer's report (Treasurer's report was passed out in paper form and included in the documents sent out via email prior to the Annual Meeting)
- Swim Float Donation: Although not in the report, Peter announced that there was an anonymous donor who is paying the second payment to Blake's for the swim float: JPVIS paid a \$3,000 deposit and the donor will pay \$3,800 for total of \$6,800
- Opened the floor to questions
 - A question was asked about repair to the lobster pots that was not included in the report:
 - Repair for two pots is: \$1,600 and repair for all 4 is a total of \$3,200.
- Motion to pass budget, seconded, and budget passed unanimously.

Wade Judge, Finance Committee Report

- Committee Members: Anne Markette, Rob Beattie, Peter Edwards, Lee Corbin and Wade Judge

- Overview of what the Committee has focused on this year:
 - Basic financial policies and procedures
 - Ensuring cash is invested safely and earning more; sizable portion earning 4% or higher now.
 - Get a handle on the history and legal rights relating to our assets; what we have and don't have
 - We wanted to get our arms around current finances
 - Committee has discussed a possible increase in dues
 - We have approx 65K in GWF and another 20K set aside outside the GWF. Once money is placed in the GWF it can't flow back to the operating account.
 - Get a handle on future capital expenditures in next 5 to 10 years
 - We have approx. 200k in capital expenditures coming up, and we will have a shortfall any way you slice it. And the estimate of 200K in expenditures does not include the Directors Cottage and the Community House. Those repairs/needs would be added costs.
- Board Recommends Raising Dues by \$25 next year.
 - It was voiced that perhaps the dues should be raised more than \$25 dollars to cover the cost of upcoming JPVIS expenses.
 - The Board discussed raising it more than \$25, but all the money from dues must be spent on operating expenses and cannot be used for capital expenditures (according to by-laws). The Board recommended increasing by \$25 and likely would ask for another \$25 increase again next year. The position of the Board was to raise dues slowly.
 - A vote to increase dues was not listed in the formal agenda (and it goes against by-laws to vote on anything without advanced notice to the whole community)
 - Community exercised their rights in Section 604-5 of ByLaws to bypass 14 day requirement and vote on the motion for dues increase as the issue was not considered controversial.
 - Motion was put forward to raise dues by \$25 dollars, seconded, and passed unanimously.

Dave Kynor – Sea Wall Update

- Current shape of Seawall: degradation, it's bowed out toward water and rocks are being exposed. The way it was built no water energy is dissipated and it continues to take a beating season after season.
- DEP will not permit repair on a vertical wall. If rebuilt, it must be rebuilt differently.
- Dave has been working with Genie O'Connell on this for over a year and talked with engineers. The first estimate received was 250K to 350K.
- Dave then met with Justin Wood and Justin did not recommend putting money into the existing wall. He suggested replacing the existing sea wall with a "battered sea wall" (rip rap). Cost would be approx. 70K (and does not include permitting).
 - The battered Sea Wall would have 1 to 1 slope. It will dissipate wave energy much better.
 - Proposed that Anne Kynor and Genie O'Connell will work on permitting
 - Permitting could take 4 to 8 months
 - If wall fails, we could have loss of access and loss of beach
 - We have a qualified contractor willing to do work (Justin Wood)
 - We have no guarantee we will be permitted; but we don't need to put money down until we get permit
 - Winter of 24/25 is the earliest we could do it.
 - No cement, riprap wall - pinned to rock
 - Size of boulders at bottom (don't know exactly) but believe the toe of the wall will have boulders 5 feet wide three feet high (just a guesstimate).
- DISCUSSION POINTS
 - It was suggested that if we start the permitting process and wall fails in the meantime, are we in better shape then trying to gain permits for a wall that has already failed.
 - It was discussed that we have not obtained any other bids for the Seawall...
 - Response was that JPVIS does not plan to solicit other bids. The O'Connell's feel confident in EM Wood, he has availability and it is who the O'Connell's currently wish to use.
 - We all want legal rights to beach before we commit any money.

- General public access is what we believe Genie wants for the beach. It was agreed on by the community that access must be confirmed/clarified in a legally binding way before we put any JPVIS money forward.
- It was noted that JPVIS already has 2 recorded legal rights of way to Reed's Dock; additionally, JPVIS also has a recorded ROW to the beach on the west side towards Cedar Lane as well as a recorded deeded right to use the beach. The beach rights and access to the beach were granted from Manley Reed in about 1916 for sharing costs of building seawall.
- Recommended we have to build in a financial cushion in the proposal for JPVIS funds, because the cost will likely go up from the 70K quote and it hasn't been discussed with the O'Connell's what amount they would pay.

Jim Dilley - Docks and Floats

- Moore's Landing: footings with cement are not in good shape. Needs reinforcement of southern pilings to make it stable and safe.
- We received 5 different estimates/appraisals. With various prices and timeframes. Very difficult to find folks willing to do the work.
 - Blake's came in with the best bid: \$23,656.40 and has a narrow slot when they could do the work this winter, but needs a commitment and down payment of 10K by August 25 to reserve the work with Blake's
 - We will also need a full DEP permit for the work and the estimated cost for the permitting is 5K-6K
 - Estimated total cost for repairs and permitting (rounding numbers up) is: 30K
- DISCUSSION OF EASEMENT AND RIGHT OF WAY
 - Jim Dilley presented a map that showed Massachusetts Ave extending all the way down to the dock and reasoned that it was a public way all the way down to the dock. And reported that there is a Public Easement and Reserved Way all the way down to the dock.
 - Bill Barton spoke and said everyone has always been welcome and will continue to be welcome. Always will be.

- Discussion moved to a motion to vote for funds to secure the time with Blakes.
- It was pointed out that the by-laws do not allow for a vote of any kind that the community is not given 14 days notice of the vote. It was mentioned that this was not on the agenda and therefore the community has not had adequate notice.
- The discussion of right of way continued, some believing we have no legal right of way to the dock and that at any time (now or in the future) the homeowner could deny access over the property to the dock.
 - The counter argument was that the “road” goes all the way to the pier, even if it isn’t landscaped that way. The pins are there and there is, in fact, a public easement.
 - A counter point was brought up showing two documents that appear to be in direct conflict with one another – one showing the property owned by the Barton’s, one showing it owned by the McGillvery’s. Neither show it as a public way.
- Rick Barton suggested a vote of sentiment to alleviate the issues that were unresolvable in the meeting.
 - Motion clauses (confirmed points with Rick Barton after the meeting):
 - Gratitude for all good work that has been done, appreciation for all the parties that have put great thoughtful work into the issues surrounding Moore’s and JPVIS.
 - Let’s take the two weeks suggested in the by-laws to determine how we feel about these two projects, and come back with electronic vote.
 - Gain written access/legal agreement to access to the dock for JPVIS and the beach to ensure it is available for generations to come.
 - Recognize that money needs to be raised in the form of a capital campaign and all are encouraged to give generously to avoid any shortfalls.
 - “Let’s *invest* in not having this conversation next year.”

- Draft a letter from Board to membership asking for electronic vote that would include approval for expenditures for both Moore's and Seawall.
- Board should prioritize one project over the other if necessary due to circumstances and timing.

Slate of Officers Presented

President, Anne Markette

First Vice President, Fred Moder

Second Vice President, Denny Wilkinson

Immediate Past President, Susan Schadler

Treasurer, Peter Edwards

Secretary, Lizzie Lewis

Members At Large: Jim Dilley, Wade Judge, Dave Kynor

Resident Executive: Lee Corbin

Committee Chairs:

Tennis Chair: Barb Gray

Community House and Directors Cottage: Anne Dooley & Debbie Rosenberg

Grounds: Gordon Scowcroft

Docks and Floats: Carey Swope

Membership and Website: Jose McComisky

Lobster Bake: Jim Dilley, Jean Dilley, Cindy Gagne

Events: Susan Schadler

- Plea for volunteers
- Sarah Barton volunteered to be Co-Chair Events with Susan Schadler
- All other proposed officers (see above) were voted in unanimously.

Because it was very hot and high noon, it was decided to conclude the meeting and that the community could read the chair updates online.

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